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JAN 15 1998

APPRAISAL  
of  
FISCHER CREEK ASSOCIATES  
PROPERTY

COASTAL ZONE  
INFORMATION CENTER

Prepared For:  
Manitowoc County Planning & Park Commission  
Manitowoc, Wisconsin

Ruben H. Boettcher CRA  
2504 43rd Street  
Two Rivers, Wis. 54241

HD  
211  
.W6  
A66  
1981

Manitowoc County Coastal Zone Management Program

RUBEN H. BOETTCHER, C.R.A.

2504 — 43rd Street

Two Rivers, Wisconsin 54241

Phone: 793-1223

October 8, 1981

Manitowoc County Planning & Park Commission  
1701 Michigan Avenue  
Manitowoc, Wis. 54220

Attention: Jerry Kirchner, Director

Dear Mr. Kirchner:

As requested, I personally inspected the property owned by, Fischer Creek Associates, which is a tract of land located along County Trunk Highway LS in the vicinity of Fischer Creek, Town of Centerville and the Village of Cleveland, Manitowoc County Wisconsin.

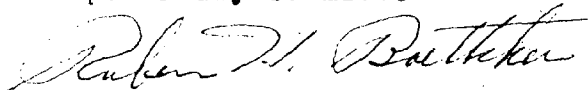
Based on the examination and study made of the tract of land located on Lake Michigan, I have formed the opinion that, on September 15, 1981 the property had a estimated fair market value as follows:

TWO HUNDRED EIGHTY SIX THOUSAND, EIGHT HUNDRED DOLLARS

( \$ 286,800 )

The following report presents a review of the appraisal and my analysis of the data on which the estimate was predicated.

Respectfully submitted



Ruben H. Boettcher CRA

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## EXHIBITS

- A. Certification and statement of limiting conditions.
- B. Qualifications of appraiser.
- C. Excerpts from Town of Centerville zoning.
- D. Soil map.
- E. Aerial photo.
- F. Copy of survey map.
- G. Sales maps.
- H. Photographs of comparable sales properties.
- I. Photographs of subject properties.
- F-1. Subject with tax no.'s.

#### PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the fair market value of the real estate currently owned by Fischer Creek Associates, which is located in the Town of Centerville and the Village of Cleveland. The subject property is being appraised for the Manitowoc County Park and Planning Commission. There is a possibility that Manitowoc County may acquire this property for park purposes. The area to be appraised consists of a total of approximately 122 acres of which 39+ acres lies west of CTH "LS".

#### PROPERTY RIGHTS APPRAISED

The property rights appraised in this report consist of the fee simple interest in the property.

#### DATE OF VALUE

September 15, 1981

#### LEGAL DESCRIPTION

The legal description of the subject was obtained from the County Treasurer's office, and found as follows: Parcel 2-014-007-005.00; Government Lot #2 as described in Volume 284, Page 89 of Deeds, in Section 14, Town 17, Range 23. Parcel 2-014-007-003.00; Government Lot #3 in Section 14, Town 17, Range 23. Parcel 2-015-013-003.00; the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 in Section 15, Town 17, Range 23. Parcel 2-023-001-000.00; the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 in Section 15, Town 17, Range 23. Parcel 31-023-001-000.00; located in the Village of Cleveland. P.O.B. at the East 1/4 corner of Section 22, South 290'+ to lakeshore. North end of triangle is 60'+ wide. Area of

land in the Village of Cleveland is 0.2<sub>+</sub> acre. (See map showing parcel numbers in EXHIBITS section.) These land parcels are also shown on Page 14 of the 1980 Land Atlas and Plat Book of Manitowoc County. A copy of a survey of these lands was also furnished to the appraiser by the Manitowoc County Planning Commission. The survey was prepared by Colin Rayford of the City of Manitowoc. The survey shows a total area of approximately 122.58 acres, the survey includes lands to the center of CTH "LS".

## ZONING

The southern tip of the subject property (Parcel "C") is located in the Village of Cleveland. The western line of this portion measures approximately 290 feet from the village limits to the southern end of Parcel "C" and consists of 0.2 acre  $\pm$ . This was determined from a recent survey made by Colin Rayford, Registered Land Surveyor. This triangular shaped property is zoned A-1 which is agricultural-residential zoning, which requires no less than one acre lots with a width of 150 feet. This part of Parcel "C" has no access to County Trunk Highway "LS". Much of this area is within the flood plain overlay of the Village Flood Plain Zoning Ordinance. To develop this would require special permission.

Part of Parcel "C", identified on the map in Exhibits Section of appraisal, is located north of the Village of Cleveland limits extending to the north line of R-4 zoning as shown on the Town of Centerville Zoning Map dated January 1978. This parcel consists of 41.36 acres  $\pm$  and is bordered on the west by County Trunk Highway "LS" and on the east by Lake Michigan. The zoning information used in this appraisal is taken from the Town of Centerville, Manitowoc County Zoning and Land Use Ordinance Regulations (revised to include all amendments to April 1981). R-4 zoning permits single family dwellings only, with a lot area which shall be no less than 3 acres. Front yard set back shall be a minimum of 80' from center line of road, all side yards are required to have a width of not less than 25 feet and back yards must have a depth of not less than 25 feet. Minimum lot width is 250 feet, and recreational use is also allowed. The maximum height limit of buildings is 35 feet.

This portion of land designated as Parcel "C" is located just north of the R-4 zone line and consists of 42.24 acres ±. This part of Parcel "C" also lies between County Trunk "LS" and Lake Michigan. This land is zoned R-2 and permits one and two family dwellings, public buildings and restricted farm use. Front yard set back shall be a minimum of 80 feet from the center line of road, side yards must each have a width of not less than 25 feet and rear yards are required to each have a depth of not less than 25 feet. Building height is limited to 35 feet and lot area must be not less than one acre.

Parcels "A" and "B" as identified on map are zones A-3 which is primarily agricultural, however, dwellings can be built with certain restrictions, such as a farm homestead, one additional single family residence or mobile home per farm operation over 35 acres. Conditional uses include various types of farm operations and farm related commercial operations compatible to this district. Side and rear yards shall each have a width of not less than 25 feet. (See Exhibits Section in appraisal for excerpts from the Town of Centerville Zoning Ordinance.)

Consideration must be given to part of Parcel "C" which borders Lake Michigan and Fischer Creek. This land is subject to the Manitowoc County Shoreland and Flood Plain Zoning Ordinance. The area controlled by the ordinance is 1,000 feet from Lake Michigan and 300 feet from the normal high water elevation of Fischer Creek. Uses in the floodway area would be restricted to recreational and agricultural. Other uses of this land would have to be specially approved.

The subject property has four different types of zoning namely A-1, A-3, R-2 and R-4. Much of the land is subject to the Manitowoc County Shoreland and Flood Plain Zoning Ordinance adopted in 1968. This ordinance supersedes all provisions of any Manitowoc County Zoning Ordinance, with greater restrictions regarding development of this land.



#### NEIGHBORHOOD AND LOCATION

The subject property is located approximately eight miles south of the City of Manitowoc with the major portion lying between the west shore of Lake Michigan and County Trunk Highway "LS". Two parcels are located west of "LS". The southern tip of the major portion is located in the Village of Cleveland, while the balance of the land is located in the Town of Centerville.

The land in the subject area is primarily used for agriculture, however, there is a scattering of residences just north of the subject. Most residences are located between Highway "LS" and the lakeshore. These are desirable sites due to the excellent views offered by the bluff overlooking Lake Michigan.

The Village of Cleveland has a population of approximately 750 and is comprised of predominantly single family residences. Most of the people living there are employed in the City of Manitowoc, however, many people also own residences here that are employed at the Lakeshore Technical Institute, which is located at the northwest corner of the intersection of CTH "XX" and U. S. Highway 141.

### DESCRIPTION OF LAND

The land being appraised consists of three parcels, two tracts are located west of CTH "LS" and one tract is located between the west shore of Lake Michigan and CTH "LS". The parcels located west of CTH "LS" consist of one heavily wooded parcel of 4.97 acres, and one triangular shaped parcel which is located northwest and adjacent to CTH "LS". This parcel consists of 33.99 acres. The balance of the subject land has lake frontage of approximately 6,250 feet and consists of a total of 83.62 acres. Total area of all three parcels consists of 122.40 acres. The acreage shown was arrived at by referring to a survey map made by Colin Rayford.

For identification purposes these parcels will be referred to as follows:

Northwest Tract	33.99 Acres	Parcel A
West Tract	4.97 Acres	Parcel B
Lakeshore Tract	83.62 Acres	Parcel C

Refer to survey map in Exhibits Section of appraisal for identification of parcels.

### PARCEL A

This tract of land measures 1,983+ feet from the northeast corner of Parcel B to the north line of Parcel A which is the northeast corner. The north line of this parcel is a straight line east 1,737+ feet to CTH "LS". The road frontage on CTH "LS" consists of approximately 2,600 feet. This triangular shaped parcel of land consists of rolling topography with drainage swales. Part of this land on the south end is wooded while approximately 70% of the land

is clear with some brush growing due to not being tilled in recent years. This land is well drained and there is also drainage underneath CTH "LS" with culverts. This parcel could be added to another existing farming operation or some other agricultural related operation where an acreage of this size would be desirable.

#### PARCEL B

This tract of land is heavily wooded with large trees and has irregular topography and is rectangular in shape. The frontage on CTH "LS" is 662<sup>+</sup> feet with a depth of 327<sup>+</sup> feet. This property is well drained and there is also a culvert underneath CTH "LS" for additional drainage. Parcel B consists of 4.97 acres.

#### PARCEL C

This parcel is bordered on the east by Lake Michigan and on the west by CTH "LS". There is approximately 6,250 feet of lake frontage. The depth of this property varies due to its shape. This property is 627<sup>+</sup> feet wide on the north end and approximately 1,000<sup>+</sup> feet deep at the curve in CTH "LS" and then narrowing to a point in the Village of Cleveland. Fischer Creek runs through the center of Parcel C; this is also the lowest area of this parcel. There is a steep rise in elevation from Fischer Creek going south, which is shown in a photograph in the Exhibits Section of the appraisal. The rise in elevation from Fischer Creek north is not as steep as shown, also in a photograph. There is a high bluff on the balance of the shoreline which varies from 20 to 30 feet above the existing beach. The topography fluctuates with some level areas

and some swales. Located between Fischer Creek and the north end of Parcel C are ruins of a number of buildings and two silos which indicates that part of this land was used for farming purposes and tilled at one time. Much of this parcel is overgrown with brush and trees. From the southern tip of Parcel C, which is in the Village of Cleveland, to an east west line which is located at a point where CTH "LS" swings to the west, consists of 3.73 $\pm$  acres. There is a swale in this portion of land, however, the balance is quite level with a growth of brush and small trees.

There are three tracts of land involved in this appraisal as described previously. Total acreage amounts to 122.58  $\pm$  acres per survey by Colin Rayford. Parcel C has 6,250  $\pm$  feet of lake frontage but due to the high bluffs, the beaches would be of limited use to developed building sites, however, the view of Lake Michigan from these sites would be excellent. There is an old bridge over Fischer Creek very near Lake Michigan with a sand beach area. This beach area and areas on each side of Fischer Creek could be developed into a recreational area which could serve the entire area of Parcel C if it were developed for residential purposes. There is a road from the north end of Parcel C to Fischer Creek and then continuing south for a short distance, however, much of the road is impassable due to washouts and lack of maintenance. This property is unique and picturesque and could be developed into a beautiful area for recreational and residential purposes.

PERSONAL INSPECTION

On-site inspection was made by walking the subject tract on August 31, 1981. Mr. R. Evan Evans was invited to inspect the subject property with me, however, due to the fact that he now lives in Florida and has many business commitments, he was unable to meet with me in person at this time. Mr. Evans did, however, answer all my questions by phone regarding the Fischer Creek Associates property. The owner indicated that he had purchased the property for development into a marina, campgrounds and residential home sites. He said limestone rock had to be hauled in to protect the lake frontage from water erosion. Mr. Evans indicated that an environmental study was started and partially completed by Donahue & Associates of Sheboygan. The owner said that approximately \$263,000 was paid for the purchase of these parcels with approximately \$60,000 spent on hauling limestone rock to the shoreline, having surveys made and cost of various development studies. Plans were not completed, however, when the owners were aware that the cost of development as planned proved to be excessive, which was partly due to D.N.R. restrictions. Mr. Evans, at that time, moved to Florida and did not pursue development of the subject any further.

## SOILS AND SUBSOILS

In an attempt to analyze the soils and subsoils of the subject property, I used a copy of the "Soil Survey of Calumet and Manitowoc Counties." This publication was prepared by the United States Dept. of Agriculture - Soil Conservation Service, in cooperation with the Research Division of the College of Agricultural and Life Sciences of the University of Wisconsin, issued in February, 1980. Major field work was done in 1971-1975 and for this opinion will refer to conditions as of 1975. The subject property is found on pages 102 (insert "c") and 117 and for this report I copied these 2 pages, taped them together and outlined the subject property on the composite. (See section marked EXHIBITS.) Within the outline I found the following soil types based on the soil survey mentioned:

		<u>Amount of Slope</u>	<u>Suitable for Drain Fields</u>
TeA	Tedrow loamy fine sand	0 to 3%	No
PIB	Plainfield loamy sand	2 to 6%	Possible
OaB	Oakville loamy sand	2 to 6%	Possible
Ke	Keonins very fine sandy loam	0 to 2%	No
As	Aquents, sloping		No
MuA	Mundelein silt loam	0 to 3%	No
ZuB	Zurich silt loam	2 to 6%	Possible
PIC	Plainfield loamy sand	6 to 12%	Possible
Gb	Granby fine sandy loam	0 to 2%	No
NsB	Nichols very fine sandy loam	2 to 6%	No
ShA	Shiocton very fine sandy loam	0 to 3%	No
BtC2	Briggsville silt loam	6 to 12%	No
Fu	Fluvaquents		No
BrB	Boyer sandy loam	2 to 6%	Possible
BsB	Boyer sandy loam,		
	loamy substratum	2 to 6%	Possible
Ac	Adrian muck	2 to 6%	No

As can be seen, there are approximately 16 different types of soil classifications of which only 6 might allow a septic and drain field system. Table 9, pages 134 thru 139, indicate that most of

these six possibly acceptable soils have rapid or near rapid permeability, and may cause pollution of ground water. The so called possibly good soils make up approximately 15% to 20% of the total subject property and seem to be about the same in all 3 parcels. You will also note that just north of the subject along the lake, where sales 2, 3 and 4 took place, the soil conditions are very similar to the subject. The steep slopes are also a contributing factor, making most of these property soil types unacceptable for septic systems and could possibly be solved with extensive grading of the subject, but based on my opinion of the highest and best use, as 3-acre residential building sites and based on sales of similar property, I feel this would reduce the market value of the subject by removing the natural beauty of the land and the view of Lake Michigan.

TAXES AND ASSESSMENT

Assessments of subject parcels as of 1980:

<u>Parcel No.</u>	<u>Acreage</u>	<u>Assessed Value</u>	<u>Net Taxes Paid</u>
<u>Town of Centerville</u>			
2-014-007-003.00	\$ 61.40	\$ 108,775.00	\$ 3,747.95
2-014-007-005.00	45.54	18,600.00	640.88
2-023-001-000.00	24.99	66,925.00	2,454.72
2-015-013-003.00	5.00	500.00	18.34
Total	\$ 136.93	\$ 194,800.00	\$ 6,861.89
<u>Village of Cleveland</u>			
31-023-001-000.00	\$ 3.41	\$ 2,650.00	\$ 68.70
Grand Total	\$ 140.34	\$ 197,450.00	\$ 6,930.59

1980 Assessments in the Town of Centerville were made at 37.57% of full value.

1980 Assessments in the Village of Cleveland were made at 53.93% of full value.

(Refer to tax parcel map in Exhibits F-1)



### HIGHEST AND BEST USE

Highest and best use is defined as the most profitable and likely use to which a property is adapted or capable of being used.

In this case there are 3 distinct separate parcels of land, "A", "B" and "C", and in my opinion each one has a different highest and best use.

Parcel "A" as mentioned earlier in the report is a triangular shaped parcel consisting of 33.99 acres lying west of county trunk "LS" and is zoned A-3 agricultural. By itself, as a separate parcel as an operating farm, it would have somewhat limited value due to its size, shape and topography. A 40-acre farm by today's standards, is not an economic sound investment. Also, generally out of any acreage purchase a percentage is untillable due to shape or topography, as is in this case. With the cost of money today, I do not feel there is the demand for large parcels of rural land for residential development. If this land were purchased for additional land for agricultural uses, I feel the untillable percentage would be absorbed by the new total parcel, therefore, making this parcel a better economic agricultural parcel. Based on the above, I feel the highest and best use of parcel "A" is for sale to or purchase by another operating farm set as additional land.

Parcel "B" as mentioned earlier is a rectangular 4.97 acre parcel having approximately 662 feet of frontage on the west side of county trunk "LS". It is nicely wooded with varying topography ranging from a high buildable plateau on northern end to a low swale or drainage area on the southern end. It is zoned A-3 agricultural, but due to the heavy woods and size of the parcel and what might be considered

as extreme topography because of its size, I feel the highest and best use of this parcel would be for a single family residential lot. The primary purposes of this zoning district do not describe parcel "B" in any way, shape or form. (See exhibit of zoning ordinance.) I feel this parcel is not contiguous with parcel "A", therefore, should not be figured as part of it. With this in mind the A-3 zone of one additional single family dwelling per farm operation over 35 acres for occupancy would consider these as two separate parcels of records; therefore, I feel a court might allow the development of one residence because of lot of record, size, topography and it does not fit into the description of the primary purpose of this zone.

Parcel "C" as mentioned earlier is a triangular parcel consisting of 83.6 acres lying east of county trunk "LS" having approximately 6,250 feet of lake frontage on Lake Michigan. The north 42.24 acres is zoned R-2 Residential which would allow 1-acre parcels. The south 41.36 acres is zoned R-4 Residential which would allow three-acre parcels. The southernmost 3.73 acres has no road frontage, but does have approximately 1,350 feet of very rough shoreline. I feel this part, using easement or small amount of access from "LS", could be one lot. Based on this, it seems like a maximum amount of residential lots that might be developed is 55 lots. With the depth from "LS" to the lake being as deep as 1,000 feet, to develop 1-acre parcels would cause a street system to be developed on the property. To develop these lots and with the topography varying throughout the parcel, it could most likely cause fewer lots. Based on the apparent lack of high demand for rural lakefront property, I feel the highest

and best use of parcel "C" at this time would be for residential development allowing approximately 3 acres for each parcel.

The center portion of parcel "C" located around Fischer Creek might make a beautiful park, if not for these local parcels it could be used as a county wide park having lake frontage along with the creek. I am sure even if I were to estimate an average size of parcel (lot) or average value of each, someone with desires of lake frontage with its creek might pay a premium price to acquire more than one lot. Buyers might purchase 2 or 4 parcels, perhaps 2 on each side of the creek, but I feel this is unlikely. The sales of property just north of the subject seem to bear out my opinion of highest and best use as 3-acre parcels of residential use. Using this thought, we find the 83.6 acres would support approximately 28 lots not the 55 lots that the zoning would allow. No plot plan is being considered at this time. I feel the lots would be developed from "LS" to the lakeshore. They would all offer access from "LS" and have lake frontage. Because of the varying topography some lots might be somewhat larger and some smaller, each having different frontages.

### MARKET APPROACH

With the assistance of Mr. Robert Brandl, Manitowoc County Register of Deeds, I searched for sales of similar property as the subject. In my search, I found no recent sales of property in this Manitowoc market area anywhere similar to the total subject property. The varied topography and view of the lake along with Fischer Creek makes this parcel one of a kind. There were many sales of operating farms, with farm sets, in excess of 100 acres, but none had lake frontage and all had large portions of good tillable land, without the extreme topography found on the subject. The sales I used are very similar to the subject based on my opinion of highest and best use. Parcel "A" being used as additional land in conjunction with some operating farm. Parcel "B" being used as residential lot development, may be 1 or 2 lots. Parcel "C" being split up into 3-acre residential building sites. I set up 3 sales grids for illustration purposes:

Grid #1 - Lake frontage sales.

Grid #2 - Non-lake frontage sales (acreage)  
in immediate area.

Grid #3 - Non-lake frontage sales (residential)  
indicating lot price.

These three grids can be found immediately following this market approach paragraph.

The sales analysis sheets along with pictures and a sales map can be found in the EXHIBITS section of this appraisal.

GRID NO. 1

LAKE FRONTAGE SALES

	1	2	3	4
Sale Date	10/15/80	9/7/79	7/28/81	10/10/78
Price	\$21,000	\$47,500	\$12,000	\$7,000
Per Ac.	\$2,915	\$2,262	\$10,434	\$4,828
Price FF				
Lake FTGE	\$73.94	\$86.19	\$88.89	\$63.64
Time	+9%	+20%	-0-	+27%
Location	equal	equal	equal	equal
Zoning	R-3	R-2	R-2	R-2
Size	7.205 Ac.	21 Ac.	1.15 Ac.	1.45 Ac.
Adj.Price/Ac.	\$3,177/Ac.	\$2,714/Ac.	\$10,434/Ac.	\$6,132/Ac.
Adj.Price/FF	\$80.60/FF	\$103.43/FF	\$88.89/FF	\$80.82/FF

I contacted Mr. Don Sherman, Supervisor of Assessments, of the Fond du Lac office which covers this area of the subject. He informed me, over the past 3 years the annual average increase for time increased by 10%. Based on my experience, as an appraiser, this sounds reasonable. The R-3 zoning on Sale No. 1 in the Town of Manitowoc which permits, besides the same as the subject R-2 and R-4, multiple family structures and mobile home courts. The grantor states that the property was purchased for resale as 1 or 2 family lot sales. For this reason no adjustment is being made for zoning. None of these sales were as large as the subject and were all purchased for 1 family housing, so no adjustment is being made for size. My highest and best use estimate is for similar development.

Sale No. 2 was the largest parcel because of the extreme depth of approximately 2,100 feet; therefore, indicating a higher front foot value than Sales 1, 3 and 4, which range in depth from approximately 400' to 950' which are more similar to the subject. Sale No. 1 is approximately 5 miles north of the subject and is approximately 7 acres in size. Sales No. 3 and 4 are immediately north of the

subject and are very similar in topography and lake exposure. You will notice the amount of lake frontage is the same between Sales No. 1 and 4. Sale No. 4 is the oldest sale and needed the largest adjustment.

I feel Sale No. 3 gives me the best indicator of value by the lineal footage of shoreline or water frontage. For this opinion I am rounding Sale No. 3 to \$90.00 per lineal foot of shoreline as my unit of measure. You will notice in the grid, lake frontage seems to be the most uniform unit price. The acreage ranges from \$2,714 to \$10,434; where as, the water frontage ranges from \$81.00 to \$103.00 and Sales 1, 3 and 4 only range from \$81.00 to \$89.00 per foot.

# GRID NO. 2

## NON-LAKE FRONTAGE SALES IN IMMEDIATE AREA

	5	6	7
Sale date	1/29/78	11/26/79	2/20/80
Price	\$30,000	\$33,400	\$80,000
Per acre	\$2,102	\$1,802	\$2,500
Per FF Road	\$637	\$25	\$151.52
Time	+25%	+17%	+15%
Location	equal	equal	equal
Zoning	A-3	A-3	C-1
Size	14.27 Ac.	18.53 Ac.	40 Ac.
Adj.Price/Ac.	\$2,628	\$2,108	\$2,875
Adj.Price/FF	\$796.00	\$29.00	\$174.00

Sale No. 5 was purchased for a single family home and was found unperkable. It has since been traded off for another site. Sale No. 7 had been a hog operation. I attempted to arrive at a land value by estimating a value of the steel buildings on this farm. With the terms of the land contract being very favorable and the preceding land use allowed something heavier than the C-1 zoning allows presently, seems to have influenced the sale of this property. Sale No. 6 was purchased for additional land to add to an existing farm operation, which at this time seems to be the highest and best use for Parcel "A". For this opinion, I am considering \$2,100 per acre as the value indicator for Parcel "A".

GRID NO. 3

NON-LAKE FRONTAGE SALES NOT IN IMMEDIATE AREA

ALL PURCHASED FOR SINGLE FAMILY DEVELOPMENT

	8	9	10	11
Sale date	4/14/81	11/21/80	6/13/80	9/5/80
Price	\$23,000	\$14,500	\$17,000	\$11,000
Per acre	\$4,129	\$1,597	\$2,138	\$7,333
Per FF Road	\$61.00	\$24.00	\$22.00	\$65.00
Time	+4%	+8%	+12%	+9%
Location	equal	equal	equal	equal
Zoning	A-R	A-R	A-R	A-1
Size	5.57 Ac.	9.08 Ac.	7.95 Ac.	1.50 Ac.
Adj.Price/Ac.	\$4,294	\$1,725	\$2,395	\$7,993
Adj.Price/FF	\$63.44	\$26.00	\$25.00	\$71.00

In my subdivision analysis, based on my opinion of highest and best use of Parcel "C", the gross sales value of \$625,000 divided by the estimated 28 lots indicates individual lot values of approximately \$22,300. You will notice Sales 8, 9, 10 and 11 indicate a range of \$11,000 to \$23,000 for single family development, which I feel substantiate my value estimates for the subdivision analysis of \$100.00 per front foot for lake frontage. This \$100.00 was explained previously in the market approach. Also, Sale No. 8 is very similar in size to subject Parcel "B", which based on my opinion of highest and best use as a residential lot or possibly two lots if zoning would allow. This seems to give me a good unit of measure for value of Parcel "B" of subject at \$4,300 per acre.



To arrive at a value estimate for parcels "A" and "B" at this point is a relatively simple calculation. Take the number of acres times the unit price per acre as analyzed in grid #2 for parcel No. "A" and unit price per acre as analyzed in grid #3 for parcel No. "B".

In arriving at a value estimate for parcel No. "C" we have an entirely different situation. With no sales of property offering the same amenities, shape, size and lake frontage and based on my opinion of highest and best use, I am approaching this problem with a subdivision analysis approach. This is based on the premise of buying something, doing something to it and selling it at a profit over and above the purchase price plus cost and profit.

In this analysis, after reviewing the sales indicated in grid #1, we find where land of this type, in the immediate area being smaller in size, approximately 2 to 5 acres as individual building sites are selling for \$90.00 per front foot of water frontage, regardless of size or shape when you compare to sales Nos. 1, 3 and 4. As mentioned previously in this report, approximately \$60,000 worth of rock had been placed to protect the shoreline, by the present owners. None of the sales had any such protection of the shoreline. For this opinion, I am going to attribute \$10.00 per lineal foot of shoreline, or a total unit value of \$100.00 per lineal foot of shoreline for the subject property, parcel No. "C".

In considering the expenses to change this subject parcel No. "C" from one 84-acre parcel to 28 3-acre parcels, I contacted the following developers in the Manitowoc and Two Rivers area:

Mr. Robert Doneff	Developer	Manitowoc
Mr. Daniel Wergin	Developer	Manitowoc
Mr. Kenneth Schepper	Developer	Two Rivers
Mr. Burlyn H. Stuewe	Engineer	Manitowoc
Ms. Dolores S. Rohrer	Court Abstract & Title Co.	

In an attempt to figure a sellout period for the subject, I looked at my sales 1, 2, 3 and 4 and found there were 4 sales in a 3-year period. This might indicate one sale every 9 months. Applying this to the estimated 28 lots for the subject, I find a 21 year sellout period. This appears to be excessive. There has not been that much land available over the years in this market area offering the same amenities such as topography, view and proximity of a river or creek as Fischer Creek offers. Because of these items this land might have a greater demand which could shorten the sellout period, therefore, for this opinion I estimate a 10-year sellout, which would average 2 to 3 lots each year.

Based on the above factors, I find the following:

Gross Income	6,250 L. F.	@ \$100.00		\$ 625,000
Expenses:				
Plats and Surveys	28 lots	x \$250	\$	7,000
Title Insurance	28 lots	x \$100		2,800
Management		@ 5%		31,250
Sales Expenses		@ 10%		62,500
Taxes - 1981				<u>6,300</u>
Total Expenses,				\$ 109,850
Net value before profit			\$	515,150
Less profit		@ 25%		<u>128,788</u>
Net value after all expenses,				\$ 386,362

This would indicate that if all the lots were to sell immediately, one could expect \$625,000 gross sales. I do not feel the market warrants a 1-year sellout. As mentioned previously, I estimate a 10-year sellout period for all 28 lots as proposed in this analysis. In discussion of this type of property with bankers and lending institutions in the area, allowing for risk @ 1-1/2% and a non-liquidity rate of 1/2%, I feel an overall rate of 15%, which includes

12% for pure interest, is warranted in this analysis. Knowing these items are necessary to determine the present worth of future benefits. Net value after all expenses equals \$386,362 divided by 10 years = \$38,636 annual net income. Using the "Inwood Tables" and considering a 15% rate in 10 years with an annual net we find the following:

<u>Year</u>	<u>Net Annual Income</u>		<u>Factor</u>	<u>Present Worth</u>
1	\$ 38,636	X	.8696	\$ 33,598
2	38,636	X	.7561	29,213
3	38,636	X	.6575	25,403
4	38,636	X	.5718	22,092
5	38,636	X	.4972	19,210
6	38,636	X	.4323	16,702
7	38,636	X	.3759	14,523
8	38,636	X	.3269	12,630
9	38,636	X	.2843	10,984
10	38,636	X	.2472	9,551
Raw land value, . . . . .				\$ 193,906
Rounded to, . . . . .				\$ 194,000

### PROPERTY OFFERINGS

I contacted Mr. Wm. Scholten of Century 21 and First Securities and Mr. Casey Stangel of Lakeshore Realty regarding offerings of similar types of property in the relatively immediate area.

Mr. Stangel informed me that the firm he represents is offering one lot approximately three miles north of the subject on the east side of County Trunk "LS" with 100 feet of lake frontage. The asking price of this parcel is \$10,900. The soil on this lot does not perk which means a septic mound system would have to be used. The lot size is 100' x 700' which is approximately 1-1/2 acres and indicates \$7,267 per acre or \$109 per foot of Lake frontage.

Mr. Scholten informed me that Century 21 is offering 10 lots in the same vicinity as above offering, on the east side of County Trunk "LS", having lake frontage. Each lot is 1-1/2 acres and also has Lake frontage ranging from 100' to 115' with a depth range of from 590' to 670'. These lots are being offered for \$8,900 each and are not perkable. All 10 lots have a total lake frontage of 1,065 L.F., and at \$8,900 each indicate a value of \$84 per foot of lake frontage or \$5,933 per acre.

Overall, I feel the subject property has better amenities than these offerings, but I feel they substantiate the \$100 per foot of lakefront established in my market analysis for Parcel "C" of the subject.

Mr. Bill Scholten indicated that Century 21 is offering a parcel located on the west side of "LS" near the other parcel mentioned previously, located on the east side of "LS". This parcel consists of one acre and is offered at \$4,500. The soil on this parcel also does not perk, but Mr. Scholten feels it should sell at that price.

This indicates an acreage value of \$4,500 for a residential site which seems to support the \$4,300 per acre unit price for Parcel "B" of the subject lands.

## RECONCILIATION AND VALUE ESTIMATE

Based on my opinion of highest and best use, I find three separate parcels of land totaling 122.56 acres, per surveyor (Colin Rayford). For this opinion I am stating that I consider these parcels as being unimproved, except for the rip rap which has been accounted for in my analysis. The roadway and bridge, as built by present owner, do not fit into my opinion of highest and best use, so no value is being attributed to them.

Realizing the above, no cost approach to value was considered in this opinion of value.

The income approach, in this opinion, is really a mixture of market along with the subdivision analysis, which accounts for gross sales based on a market study, expenses to develop and sell along with a discount on net earnings for an extended sell out period, to arrive at a value estimate. Based on the above statements and information contained in this report the final value calculation for Parcels "A", "B" and "C" are as follows:

Parcel "A" - 33.99 Ac. X \$2,100 = \$ 71,379 rounded to       \$ 71,400.00

Parcel "B" - 4.97 Ac. X \$4,300 = \$ 21,371 rounded to       \$ 21,400.00

Parcel "C" - As per subdivision analysis                       \$ 194,000.00

Total estimated market value of above parcels is:

Two Hundred Eighty Six Thousand, Eight Hundred Dollars (\$ 286,800.00)

FINAL VALUE ESTIMATE

Based on all the foregoing information, it is my opinion the estimated fair market value of the subject as of September 15, 1981, for the purpose of a possible sale or purchase is:

Two Hundred Eighty Six Thousand, Eight Hundred Dollars  
(\$286,800.00)

The value attributed to each parcel of the subject is as developed in the reconciliation and value estimate paragraph preceding the final value estimate.

Respectfully submitted,

  
RUBEN H. BOETTCHER, C.R.A.

XX

EXHIBITS

XX



CERTIFICATION & STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.

2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

3. The Appraiser has personally inspected the subject property and has made an inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.

4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusions contained in the report).

5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.

6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report. No change of any item in the appraisal report shall be made by anyone other than the Appraiser and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the

property.

3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal, unless arrangements have been made prior to court appearance. A fee of \$50.00 per hour, plus travel expenses must be paid for such appearances, if within one year after the date of this report.

4. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors.

5. Information, estimates and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.

6. Disclosure of the contents of the appraisal report is governed by the "Bylaws and Regulations of the Society of Real Estate Appraisers".

7. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations

or the firm with which the Appraiser is connected) shall be used for any purposes by anyone but the client specified in the report, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations or any state or federally approved financial institution without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news sales or other media, without the written consent and approval of the Appraiser.

QUALIFICATIONS of RUBEN BOETTCHER CRA

EDUCATION

Appraisal course - Principles & Techniques of Residential appraising.

Residential Appraising: University of Wisconsin extension Manitowoc, Wis.

Society of Real Estate Appraisers 101 course: University of Wisconsin extension, Milwaukee.

Valuation Course # 1 : Northeast Technical Institute Green Bay, Wis.

Valuation Course #2: Northeast Technical Institute Green Bay Wis.

Valuation Course #3: Northeast Technical Institute Green Bay, Wis.

.....

PROFESSIONAL MEMBERSHIPS

National Association of Review Appraisers, with a designation of C.R.A.

Candidate for SRA designation ( Society of Real Estate Appraisers)

Member of Rotary Club of City of Two Rivers

Wisconsin Association of Assessing Officers

International Association of Assessing Officers

### Clients Served

1. Manitowoc Savings Bank, Manitowoc, Wis.
2. Manitowoc County Bank, Manitowoc, Wis.
3. First Savings Association, Manitowoc, Wis.
4. Dept. of Housing and Urban Development
5. Bank of Two Rivers, Two Rivers
6. Citizens Lakeshore Bank, Two Rivers
7. Frontier Savings Association, Two Rivers, Wis.
8. State Dept. of Veterans Affairs, Madison, Wis.
9. Wayside State Bank, Greenleaf Wis.
10. Bank of Kewaunee, Kewaunee, Wis.
11. Employee Transfer Corp. Chicago Ill.
12. Chicago \_ Northwestern Railroad
13. Executrans, Inc. Deerfield Ill.
14. Appraisers & Associates, Milwaukee, Wis.

### Experience

Engaged in fee appraisal work since 1971

Engaged in tax assessment work since 1952

### Types of Appraisals

Land: Residential tracts and lots, farmland and lake and river frontages.

Residential: Single family residences, multi family residences and apartment buildings.

Commercial: Stores, auto service & sales, motels, supermarkets medical clinics etc.

Reviewing residential appraisals under the U.S. Dept. of Housing & Urban Development Rehabilitation Loan Program

EXCERPTS FROM:

Town of Centerville -- Manitowoc County  
Zoning and Land Use Ordinance Regulations

Ordinance Adopted  
April 6, 1977  
by the Town Board  
of the Town of Centerville

Third Printing

Revised to Include all Amendments  
to April 1981

## TOWN OF CENTERVILLE

### Ordinances Related to Construction

Zoning and Land Use Ordinance (all construction)	1
I Purposes.....	1
II Definitions.....	2
III Establishment of Districts.....	8
IV General Regulations.....	9
V R-2 Residential Districts.....	12
VI R-3 Residential Districts.....	13
VII R-4 Residential Districts.....	14
IX A-2 Agricultural Districts.....	15
X A-3 Agricultural Districts.....	17
XI PRD-1 Planned Residential Development District.....	21
XII Business District.....	23
XIII C-1 Conservancy Districts.....	24
XIV Special Permit Standards for Conditional Uses.....	25
XV Signs.....	29
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XVII Nonconforming Uses and Buildings.....	31
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XXV Shoreland and Flood Plain.....	40
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Uniform Dwelling Code (one- and two- family)	43
Additions to Existing Dwellings	45
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Holding Tanks	47



## TOWN OF CENTERVILLE ZONING AND LAND USE ORDINANCE REGULATIONS.

An ordinance regulating and restricting the location, construction and use of buildings, structures, and the use of land in the Town of Centerville and for the purpose of dividing the Town into districts. The Town Board of the Town of Centerville, under the authority of Sections 60.18 (12), 61.35, and 62.23, Wisconsin Statutes, hereby ordains, enacts, and publishes as follows:

### SECTION 1. PURPOSES

It is the purpose of this ordinance to promote the public health, safety, and general welfare of the Town of Centerville, of Manitowoc County; and it is the intent of this ordinance to assure adequate living areas by preventing overcrowding and by providing lots of adequate size; by providing for a variety of housing types; by providing for shopping, church, and cultural facilities without disrupting the residential quality of the area, by preventing blight and slum development through the prevention of incompatible land uses; by encouraging attractiveness and sound development; to protect rural land resources; prevent rural slums and blight; conserve the scenic beauty of the countryside; discourage uneconomical scattering of development; to assure sound commercial development by providing commercial areas of sufficient size and in the right places to serve the needs of the people; by encouraging planned, integrated commercial areas; by discouraging the stringing out of commercial development along major streets; by recognizing the business districts of the Town's communities as the principal shopping area and hub of commercial functions for their respective market areas; to encourage the expansion of existing industry and new development by preserving industrial land from encroachment of non industrial uses; to conserve and wisely use the town's natural resources; to provide for the uses of land and buildings in such a way as to provide for economy in government. Notwithstanding anything contained herein to the contrary, compliance with federal, state, or county regulations shall not be altered.

12. Any separate residence established as premitted in either Sections IX or X hereunder shall conform to the requirements under IX D and E.

SECTION V. R-2 RESIDENTIAL DISTRICTS.

The following regulations shall apply in all R-2 Districts:

A. PERMITTED PRINCIPAL USES.

1. One and two family dwellings.
2. Churches and similar places of worship.
3. Convents and monasteries.
4. Public schools, parks, playgrounds and recreational areas.
5. Private elementary and high schools.
6. Fire stations.
7. Public utilities.
8. Customary agricultural operations including a garden, nursery, greenhouse and usual farm building, subject to the following restrictions:
  - a. No building in which farm animals are kept shall be closer than 100 feet to any adjoining lot line.
  - b. No storage of manure or odor or dust-producing substances shall be permitted within 100 feet of any adjoining lot line. No open manure pit or tank shall be permitted within 250 feet of the road or any adjoining lot line.
  - c. No greenhouse heating plant shall be operated within 50 feet of any adjoining lot line.
  - d. No products shall be publicly displayed or offered for sale from the roadside.
  - e. No swine farms or fur farms shall be permitted.

B. PERMITTED ACCESSORY USES. The following accessory uses are permitted if located on the same lot with the permitted use:

1. Private garage.
2. Customary home occupations or professional offices conducted by the resident only, provided that there be no external evidence of such use except an announcement or professional sign not over three square feet in area.
3. Other customary accessory uses and building, provided such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a business.

C. CONDITIONAL USES. The following uses are permitted on issuance of a special permit as provided in Section XIV.

1. Public building and institutions.
2. Hospitals, sanitariums, nursing homes, convalescent homes.

D. YARD REQUIREMENTS.

1. Front yard set back shall be a minimum of 80' from the center line of road except on state and federal highways. (See Set Backs, Sec. XXIII).
2. Side yards shall each have a width of not less than 25 feet.
3. Rear yards shall each have a width of not less than 25 feet.

E. HEIGHT AND AREA REQUIREMENTS.

1. No building shall be erected to a height in excess of 35 feet.
2. Lot width shall not be less than 150 feet.
3. Lot area shall be not less than one acre.

#### SECTION VI. R-3 RESIDENTIAL DISTRICTS.

The following regulations shall apply in all R-3 Districts.

A. PERMITTED PRINCIPAL USES.

1. Same as R-2 Districts.
2. Two family dwellings.

B PERMITTED ACCESSORY USES.

1. Same as R-2 Districts.

C. CONDITIONAL USES.

The following uses are permitted on issuance of a special permit as provided in Section XIV.

1. Same as R-2 Districts.

D. YARD REQUIREMENTS.

1. Front yard shall be a minimum of 80' from the center line of road except on state or federal highways.
2. Side yards shall each have a width of not less than 25 feet.
3. Rear yards shall each have a width of not less than 25 feet.

E. HEIGHT AND AREA REQUIREMENTS.

1. No building shall be erected to a height in excess of 35 feet.
2. Lot width shall be not less than 150 feet.
3. Lot area shall be not less than one acre.

SECTION VII. R-4 RESIDENTIAL DISTRICTS.

The following regulations shall apply in all R-4 Districts.

A. PERMITTED PRINCIPAL USES.

1. Single family dwelling.

B. PERMITTED ACCESSORY USES.

1. Public Garages.
2. Utility buildings not greater than 75% of the principal building.

C. CONDITIONAL USES.

The following uses are permitted on issuance of a special permit as provided in Section XIV.

1. Recreational area.

D. YARD REQUIREMENTS.

1. Front yard set back shall be a minimum of 80' from center line

of road except on state or federal highways. (See Set Backs, Sec. XXIII).

2. Side yards shall each have a width of not less than 25 feet.

3. Back yards shall each have a width of not less than 25 feet.

E. HEIGHT AND AREA REQUIREMENTS.

1. No building shall be erected to a height in excess of 35 feet.

2. Lot width shall not be less than 250 feet.

3. Lot area shall not be less than 3 acres.

SECTION IX A-2 AGRICULTURAL DISTRICTS

The following regulations shall apply in all A-2 Districts:

A. PERMITTED PRINCIPAL USES.

1. Farms and farming related structures, provided no open manure pit or tank shall be permitted within 250 feet of the road or any adjoining lot line.
2. Dwellings as follows:
  - a. Farm homestead.
  - b. One additional single family dwelling or mobile home per farm. Any mobile home constructed shall be subject to the provisions of SECTION XXVI.
  - c. One non-farm related single family dwelling per lot where no dwelling existed on April 6, 1977.
  - d. Such additional dwellings as may be approved by the planning and zoning committee subject to SECTION XIX of this ordinance.
3. Roadside stand for selling farm products produced on same location.
4. Forestry, sawmills, grain drying, cleaning or storage.
5. Agricultural, warehousing or storage for products produced on this same location.

SECTION X. A-3 AGRICULTURAL DISTRICTS.

The primary purposes of this district are to: (1) Preserve productive agricultural land for food fiber production; (2) Preserve productive farms by preventing land use conflicts between incompatible uses and controlling public service cost; (3) Maintain a viable agricultural base to support agricultural processing and service industries, and, (4) Pace and shape urban growth.

The following regulations shall apply in all A-3 Districts.

A. PERMITTED PRINCIPAL USES.

1. Beekeeping.
2. Dairying.
3. Farming.
4. Floriculture.
5. Forest and game management.
6. Grazing.
7. Greenhouses.
8. Livestock raising, except commercial feed lots.
9. Orchards.
10. Plant Nurseries.
11. Poultry raising, except commercial egg production.
12. Raising of grain, grass, mint and seed crops.
13. Raising of tree fruits, nuts and berries.
14. Sod farming.
15. Essential services, where such services are exempt from local regulation and have received a certificate under SECTION 196.491, Wis. Stats.
16. Vegetable Raising.
17. Viticulture.
18. Dwellings as follows:

- a. Farm Homestead.
- b. One additional single-family dwelling or mobile home per farm operation over 35 acres for occupancy by parents, children or employees of the farm operator. Any mobile home constructed shall be subject to the provisions of SECTION XXVI.
- c. Existing residences at the time of the adoption of this ordinance, located in areas subject to this section which do not conform to the requirements may be continued in residential use and shall not be subject to any limitations imposed; such existing residences may be altered, repaired or rebuilt if destroyed but are subject to setback, width and other dimensional requirements.

B. PERMITTED ACCESSORY USES.

1. Private Garage.
2. Customary home occupation or professional offices conducted by the resident only, provided that there be no external evidence of such use except an announcement or professional sign not over three square feet in area.
3. Other customary accessory uses and buildings, provided such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
4. Roadside stands for the sale of farm products.
5. Signs not exceed twenty (20) square feet in area displaying the name of the farm, owner, farm organization or advertising the products produced on the premises.
6. Temporary signs (e.g. real estate, for rent, bazaar, garage sale, political, etc.)

C. CONDITIONAL USES.

1. One additional single-family dwelling or mobile home per farm operation over 35 acres for occupancy by parents or children of the farm operator. Any mobile home constructed shall be subject to the provisions of SECTION XXVI.
2. Sand and gravel extraction, subject to permission of the Town Board.
3. Commercial Feed Lots.
4. Commercial Poultry Operations.
5. Saw Mills.
6. Fur Farms.
7. Riding Stables.
8. Equestrian Trails.
9. Fish Farms.
10. Governmental uses such as fire stations, highway storage garages, solid waste disposal and sewage treatment plants, excavation or extraction, schools, parks and campgrounds, airports, and landing strips.
11. Religious uses such as churches, schools and cemeteries.
12. The sale and service of machinery used in agricultural production.
13. Facilities used for the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets.
14. The storage and sale of seed, feed, fertilizer and other products essential to agricultural production.
15. Facilities used to provide veterinarian services for livestock.
16. Other agricultural-related, religious, utility, industrial or governmental uses similar to those listed (above) which are



compatible with the purposes of this district, which do not conflict with agricultural use and which are found necessary in light of alternative locations available for such uses.

17. Gas or electrical utility uses not requiring authorization under Section 196.491 (3), Wis. Stats.

The preceding list of conditional uses are permitted on issuance of a special permit as provided in Section XIV and the following standards.

The Department of Agriculture, Trade and Consumer Protection, shall be notified of the approval of any conditional use. In passing upon applications for conditional uses, the Board of Appeals shall also consider the following relevant factors:

1. The potential for conflict with agricultural use.
2. The need of the proposed use for a location in an agricultural area.
3. The availability of alternative locations.
4. The productivity of the lands involved.
5. The location of the proposed use so as to reduce to a minimum, the amount of productive agricultural land converted.
6. The effect of the proposed use on water or air pollution, soil erosion and rare or unreplaceable natural resources.

D. YARD REQUIREMENTS:

1. Front yards shall be as required in SECTION XXIII.
2. Side yards and rear yards shall each have a width of not less than 25 feet.
3. Notwithstanding anything to the contrary in this Section, no open manure pit or tank shall be permitted within 250 feet of the road or any adjoining lot line.

E. HEIGHT AND AREA REQUIREMENTS.

1. No building shall be erected in excess of 60 feet, except that farm structures or parts hereof not used for human

occupation may be erected to height exceeding the limitations of this district provided that such structures conform to the regulations of the Manitowoc County Airport Height Limitations Zoning Ordinance and does not present a hazard to aircraft in or adjacent to the county.

2. Lot area shall not be less than 35 acres.

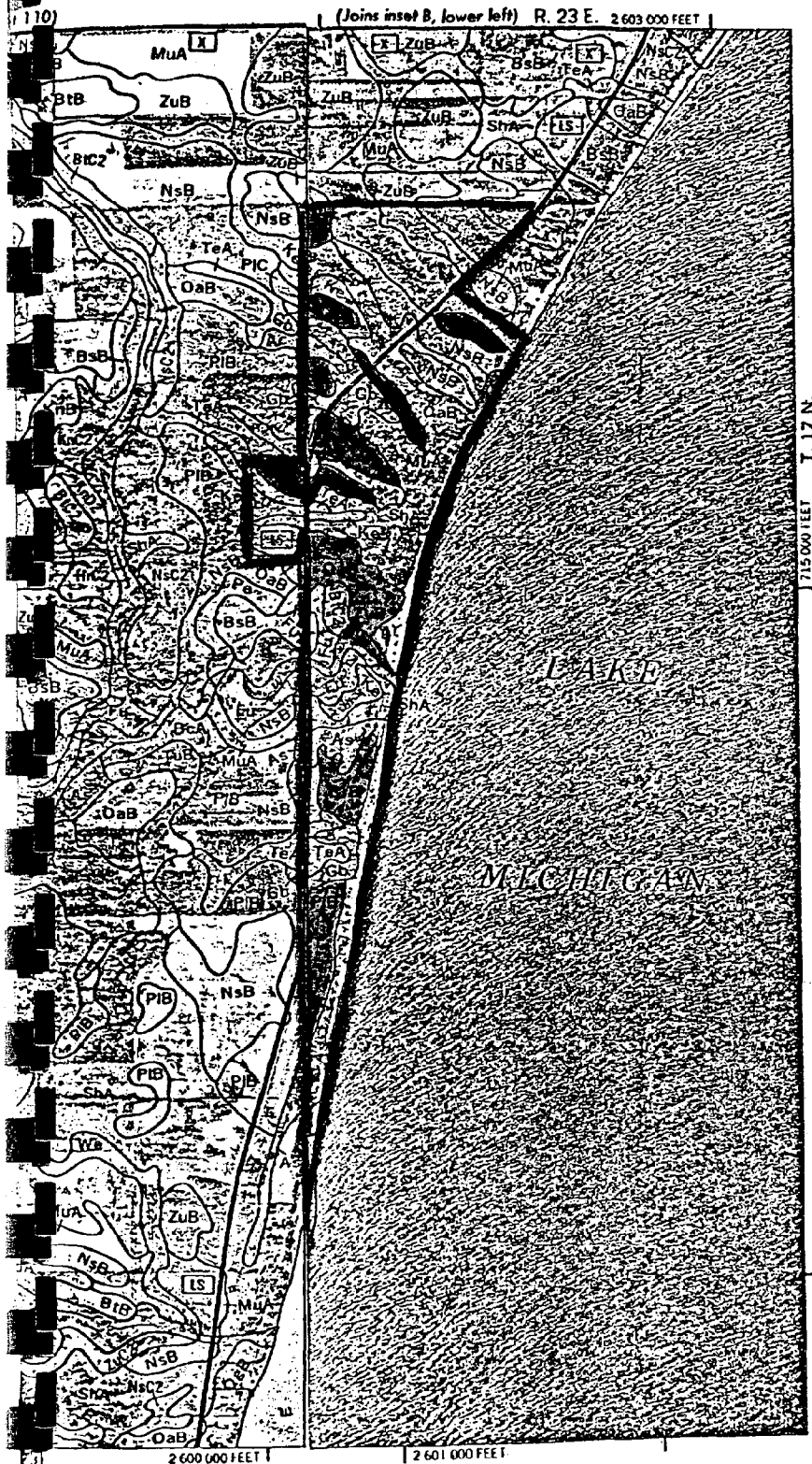
SECTION XI. PRD-1 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT.

The Planned Residential Development District is intended to allow for cluster developments, garden apartments, row housing and group housing. A Planned Residential Development District may be established only after application is made by the property owner, or his authorized agent, to the Town Board and the public hearing and amendment procedures established in Section XX are followed. Such a district may be established within A-2, R-2, R-3, and R-4 districts, subject to the following provisions:

1. Permitted uses include single and multiple-family developments and normally attendant accessory uses.
2. Mobile Home Courts--Mobile Home Courts shall be permitted in PRD-1 within an R-3 area only.
3. The underlying district regulations, including dwelling types, minimum lot area and yard requirements may be varied, provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the underlying district in which it is proposed to be located.
4. A site plan shall be submitted with the application and shall include street design, number and general location of dwelling units, common structures and facilities, utilities, and other information that the Town Board or its delegated authority may require to make a decision.

# SOILS & SUBSOIL TYPES

Red Areas indicate Soil Types  
Which Possibly Would Accept Septic Systems  
INSET C



No. LINE 1787.67'  
Govt Lot 2

8-6-78

1723E14

LAKE INT. VILLAGE

7

155

E

Govt Lot 2

PARCEL "A"

33.99 AC±

A-3 ZONE

1982.85'

C.T.N. "LS"

911.02

627.35

R-2 ZONE

42.24 AC±

A-3 ZONE

826.50

PARCEL "B"  
4.97 AC±

602.58

327.55'

"C"

ZONE LINE

MICHIGAN

SEC. LINE

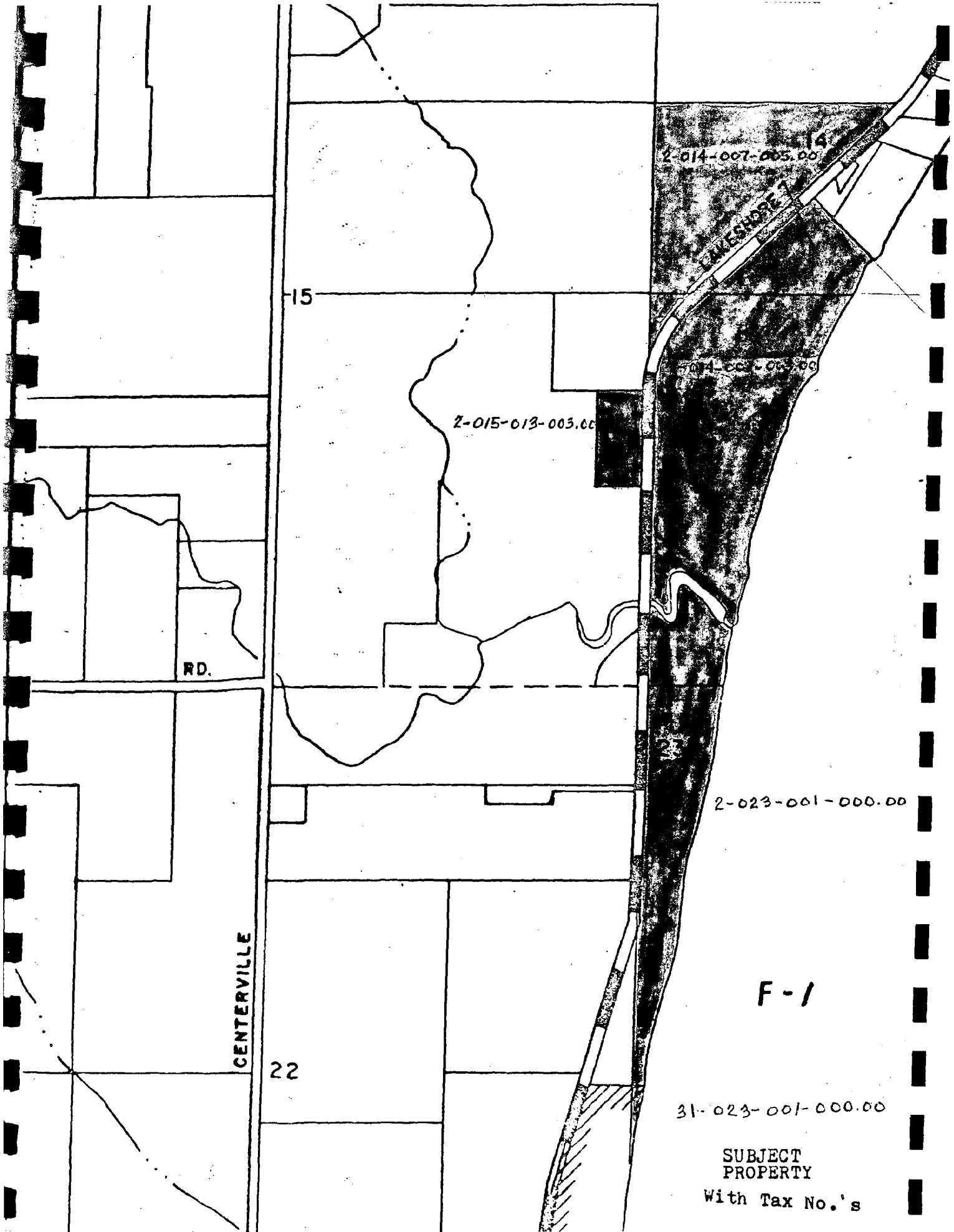
PARCEL "C"  
TOTAL 33.6 AC±

CRACK

R-4 ZONE

37.63 AC±

TOTAL ESTIMATED SHORELINE  
AS SCALED FROM SURVEY MAP  
BY MR. COLIN RAYFORD IS  
6.250 LF.



2-014-007-005.00

15

2-015-013-003.00

RD.

2-023-001-000.00

CENTERVILLE

22

F-1

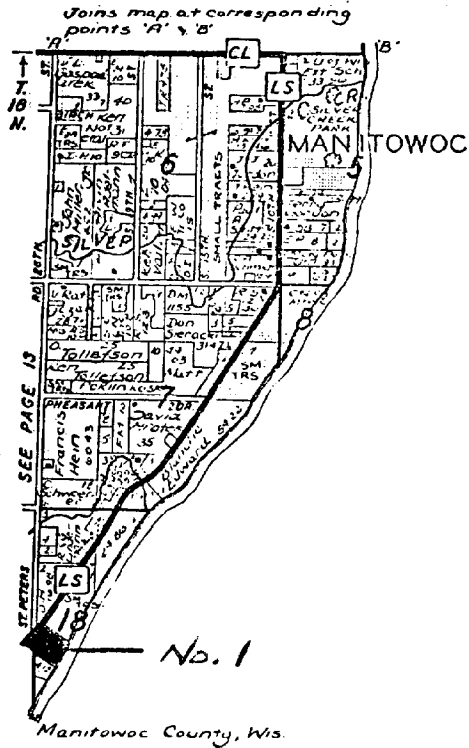
31-023-001-000.00

SUBJECT  
PROPERTY  
With Tax No.'s

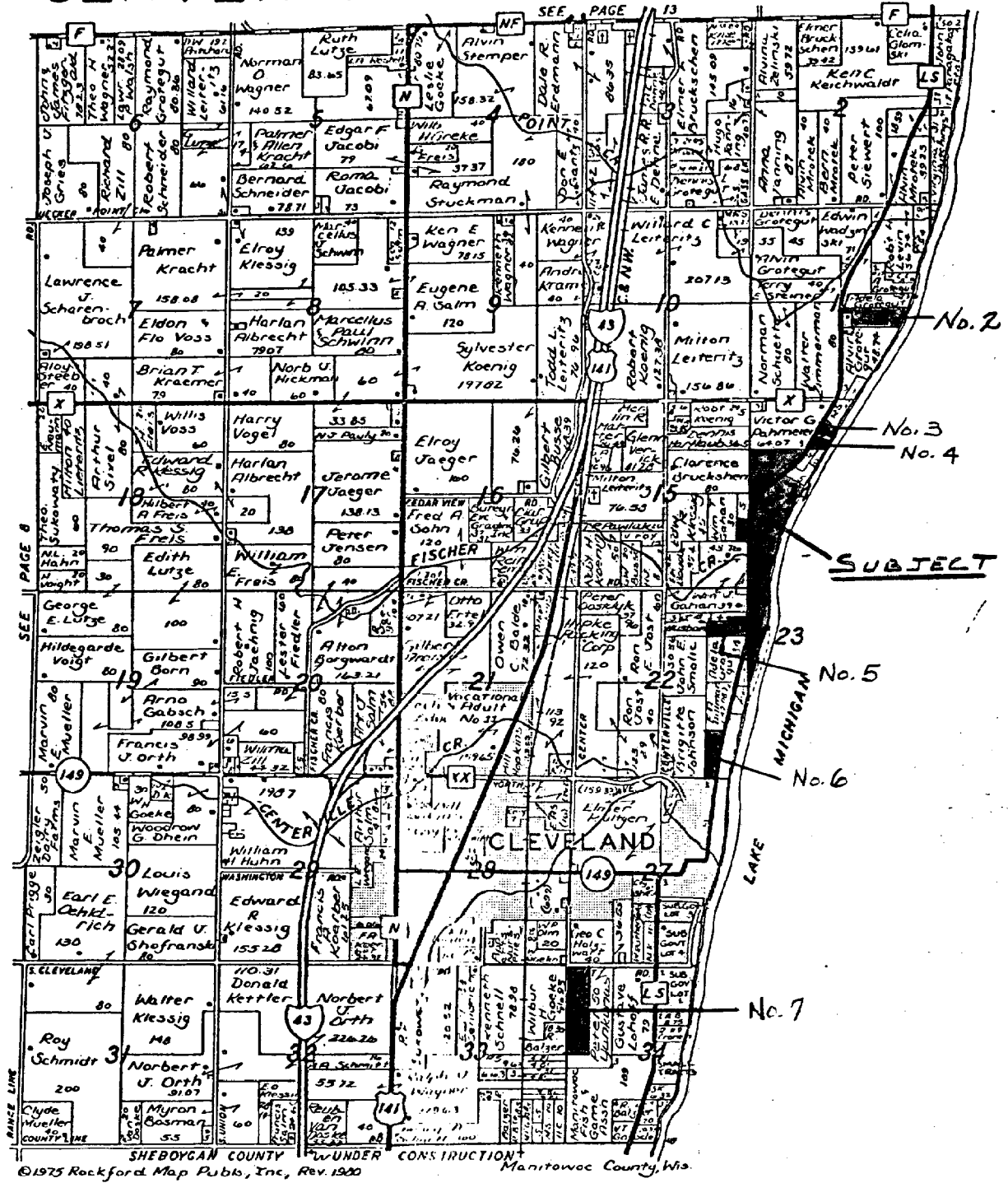
# MANITOWOC

118-19 N.-R.24 E.

SEE PAGE 27





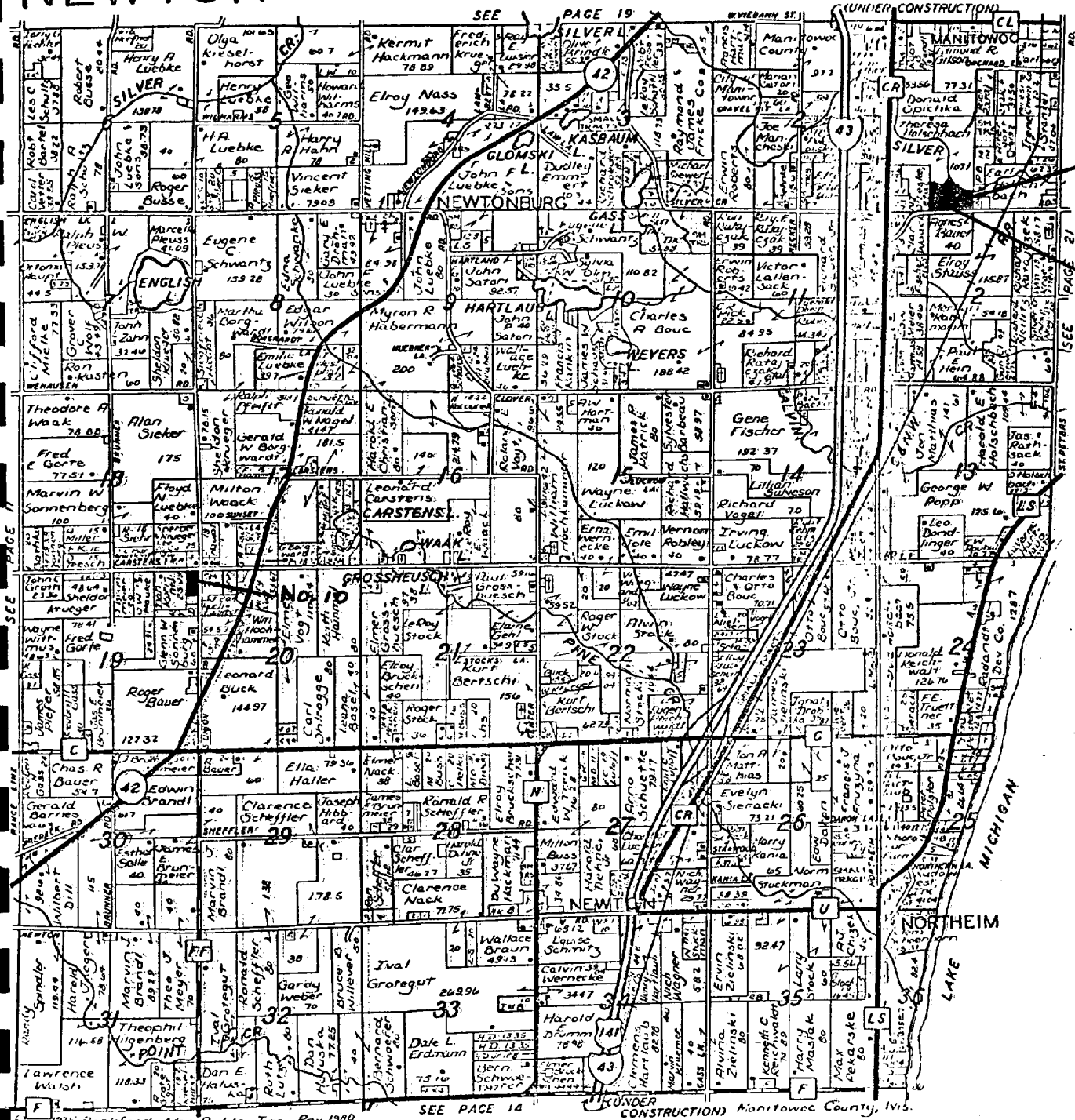




# NEWTON

T.18 N.-R.23 E.

13



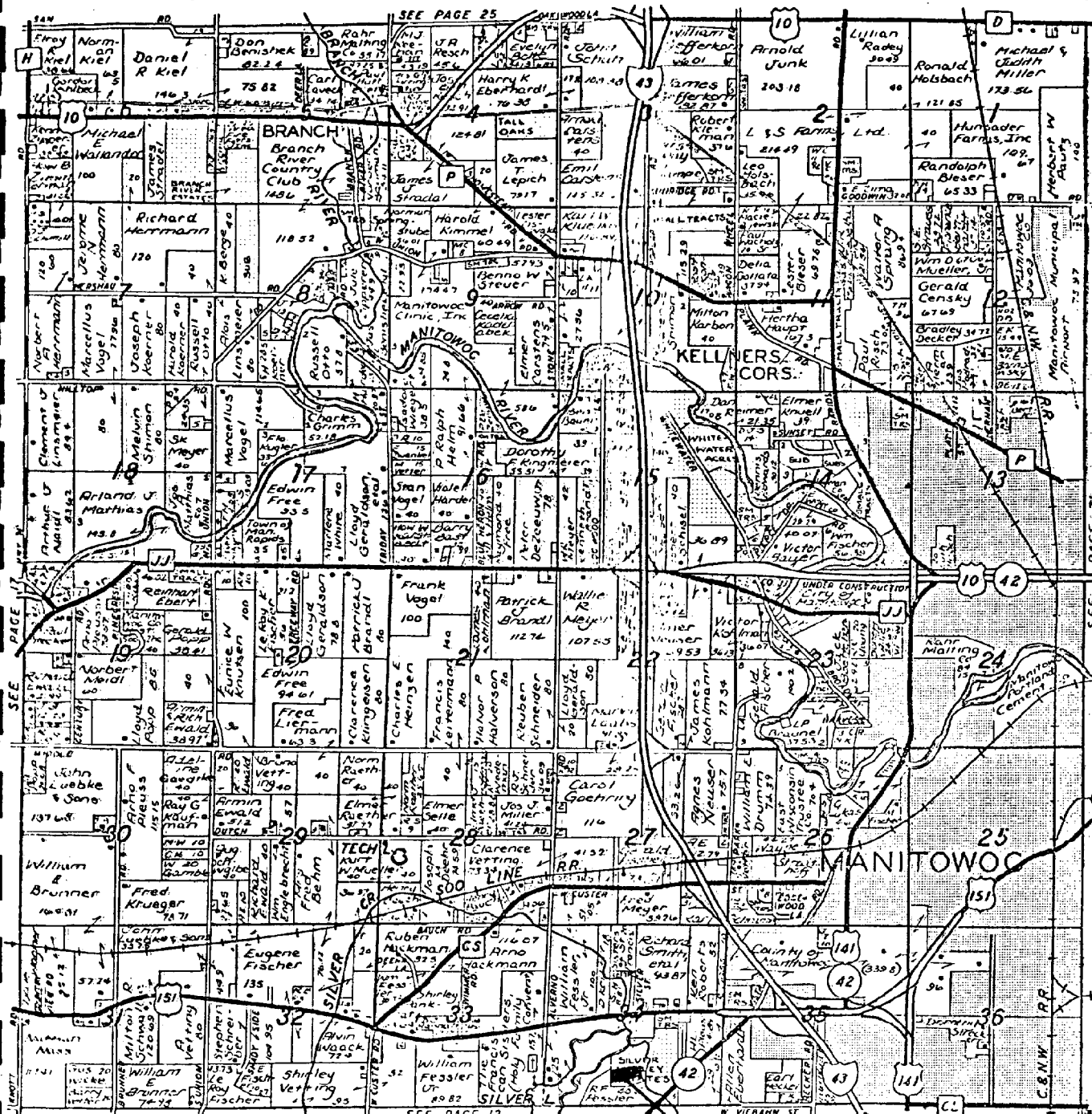
No. 8

No. 9

Sale - Map "C"

# MANITOWOC RAPIDS

T 19 N-R.23 E.



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SEE PAGE 13

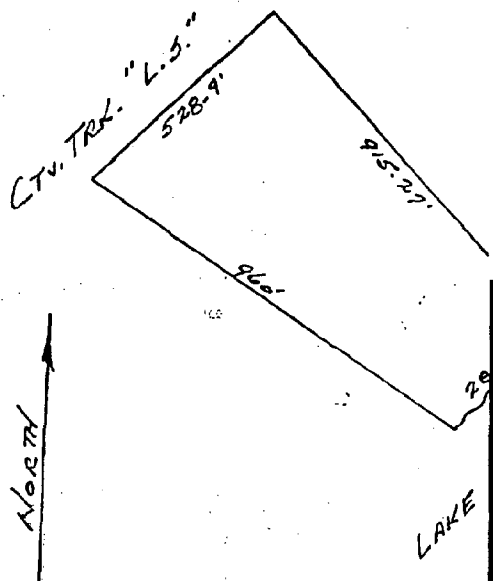
43 UNDER CONSTRUCTION

Manitowoc County, Ill.

No. 11

SKETCH

PHOTO

LEGAL DESCRIPTION: Part of SW $\frac{1}{4}$  SW $\frac{1}{4}$ 

Section 18 T. 18 R. 24

PHOTO DESCRIPTION: 8/29/81

Looking Northeast from county trunk "LS"

GRANTOR: Dorothy H. Stangel

GRANTEE: Bernard R. Stangel and Jeanette

SALE DATE: 10/15/80 DOC. TYPE: L.C. VOL: 655 PAGE: 291

VERIFIED BY: Bernard R. Stangel

SALE PRICE: \$21,000

AREA: ACRES 7.205 SQ.FT. 313,850 F.F. 529 WATER FRONTAGE 284

ZONING: R-3 1 and 2 Family residential

PRICE PER: ACRE 2915 SQ.FT. .067 F.F. 39.70 L.F. WATER FRONTAGE 73

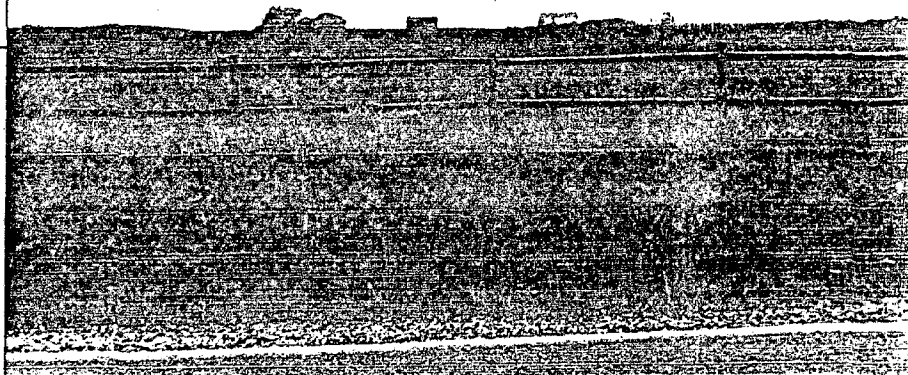
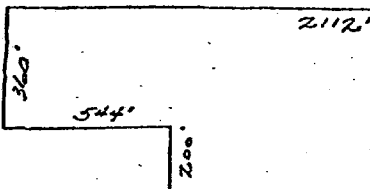
COMMENTS: Fairly level being approx 5' below street grade. Appears tillable. Not being farmed at this time. Presently listed for sale. Asking \$10,900 for parcels that are approx 1 $\frac{1}{2}$  acres. Owner says the land perks for mound system only.

H

SKETCH

PHOTO

CTY. TRUNK "LS"



LEGAL DESCRIPTION: Part of Gov't. Lot 2 in

Section 11 T.17 R. 23

PHOTO DESCRIPTION: 8/29/81

Looking east from County Trunk "LS"

GRANTOR: Edgar R. Gilligan and Geraldine

GRANTEE: Margaret S. Savage

SALE DATE: 9/7/79 DOC. TYPE: W.D. VOL: 634 PAGE: 159

VERIFIED BY: Robert Brandl Mtwc. Co. Register of Deeds

SALE PRICE: \$47,500

AREA: ACRES 21 SQ.FT. 914,760 F.F. 360 WATER FRONTAGE 551.1

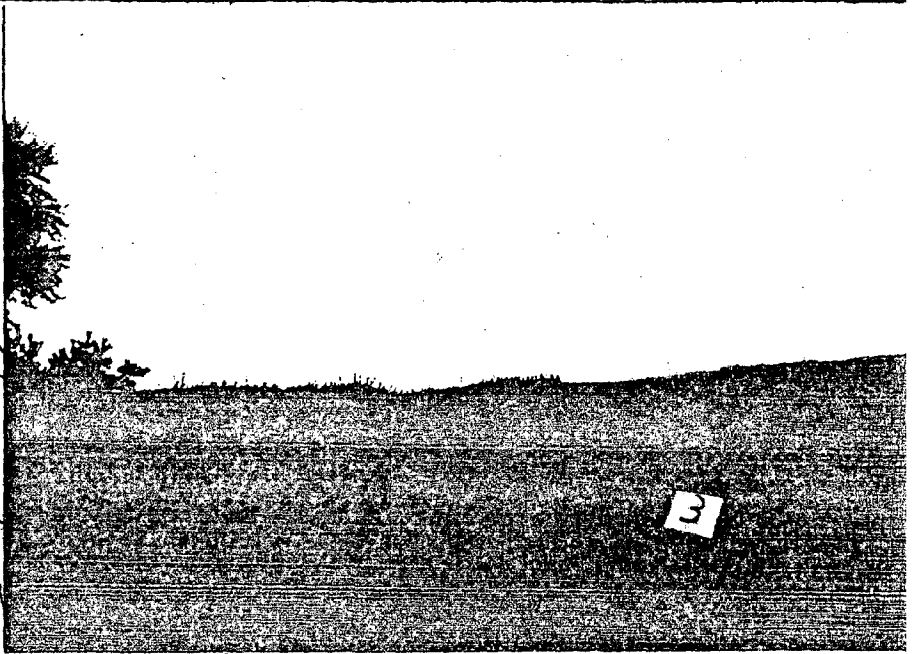
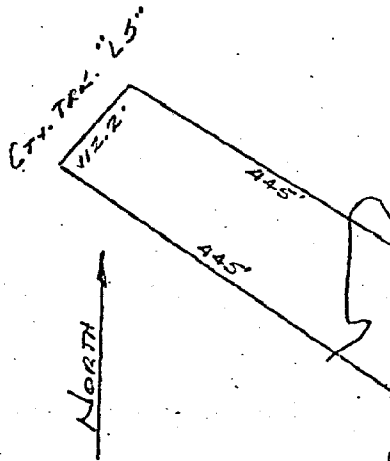
ZONING: R-2 Residential

PRICE PER: ACRE 2262 SQ.FT. .052 F.F. 131.94 L.F. WATER FRONTAGE 86.1

COMMENTS: Fairly level. Appears tillable. Presently being farmed in front. New large residence being built on East end overlooking Lake Michigan near the bank.

SKETCH

PHOTO



LEGAL DESCRIPTION: Part of Gov't. Lot 1 in  
Section 14 T.17 R.23

PHOTO DESCRIPTION: 8/29/81  
Looking East from County Trunk "LS"

GRANTOR: G. Michael Simon and Barbara

GRANTEE: Jan Van Spijker and Barbara Ann

SALE DATE: 7/28/81 DOC. TYPE: L.C. VOL: 669 PAGE: 400

VERIFIED BY: Robert Brandl Mtwc. Co. Register of Deeds

SALE PRICE: \$12,000 \$3000 down w/ remainder \$200 per month at 11%

AREA: ACRES 1.15 SQ.FT. 50,094 F.F. 112.2 WATER FRONTAGE 135

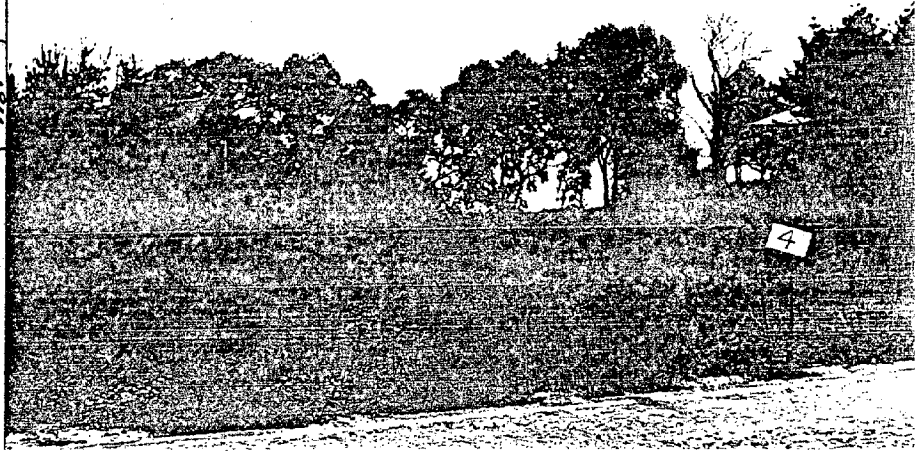
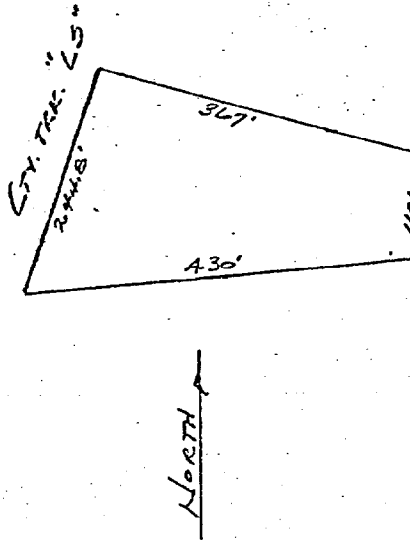
ZONING: R-2 Residential

PRICE PER: ACRE 10,434 SQ.FT. 0.24 F.F. 106.95 L.F. WATER FRONTAGE 88.

COMMENTS: Open land, gently rolling with good view of Lake Michigan. Ideal building site.  
Approx 4' above road grade.

SKETCH

PHOTO



LEGAL DESCRIPTION: Part of Gov't. lot 1 in  
Section 14 T.17 R.23

PHOTO DESCRIPTION: 8/29/81  
Looking east from County Trunk "LS"

GRANTOR: Eldred James Hornung and Catherine

GRANTEE: Joseph P. Moll and Cicely

SALE DATE: 10/10/78 DOC. TYPE: L.C. VOL: 614 PAGE: 172

VERIFIED BY: Robert Brandl Mtwc Co. Register of Deeds

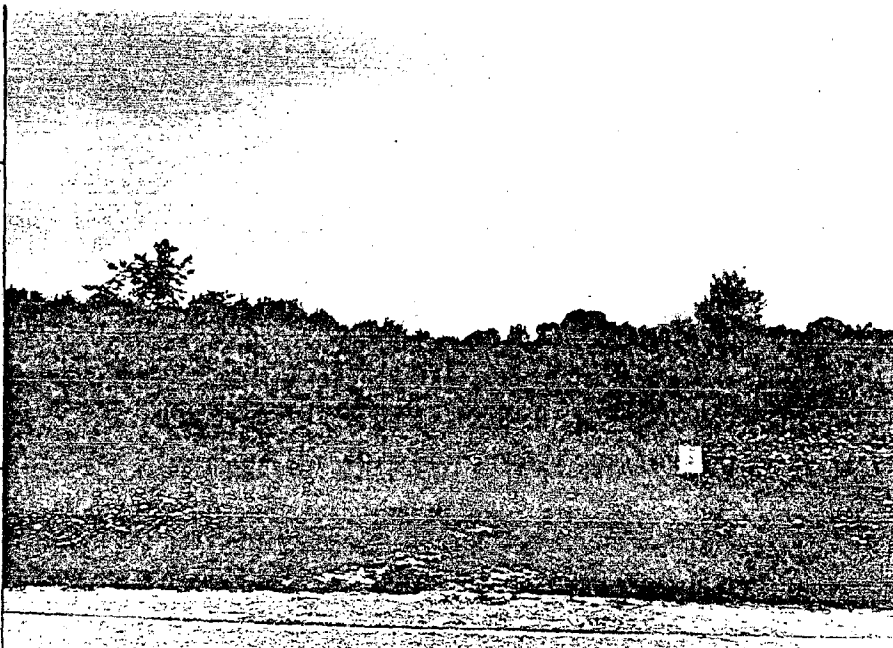
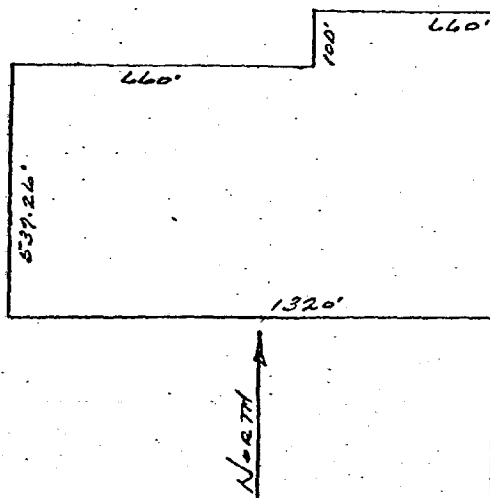
SALE PRICE: \$7,000 \$2,000 down W/ \$5,000 paid in 3 installments at 9%

AREA: ACRES 1.45 SQ.FT. 63,162 F.F. 244.8 WATER FRONTAGE 110

ZONING: R-2 Residential

PRICE PER: ACRE 4828 SQ.FT. 0.11 F.F. 28.60 L.F. WATER FRONTAGE 63.6

COMMENTS: Sparsley wooded. Approx. 50% with Pine trees planted 20 years ago. Gently rolling.  
Approx. 5' below road grade. 2 cabins have been built since purchase.



LEGAL DESCRIPTION: Part of NE $\frac{1}{4}$  NE $\frac{1}{4}$

Section 22 T.17 R.23

PHOTO DESCRIPTION: 8/29/81

Looking west from County Trunk "IS"

GRANTOR: John M. Husband and Wife

GRANTEE: Robert A. Kaczmarowski and Wife

SALE DATE: 1/29/79 DOC. TYPE: W.D. VOL: 617 PAGE: 173

VERIFIED BY: Robert A. Kaczmarowski

SALE PRICE: \$30,000

AREA: ACRES 14.27 SQ.FT. 621,601 F.F. 637.26 WATER FRONTAGE

ZONING: A-2 and AR-2 (At time of sale) Now zoned A-3 Agricultural

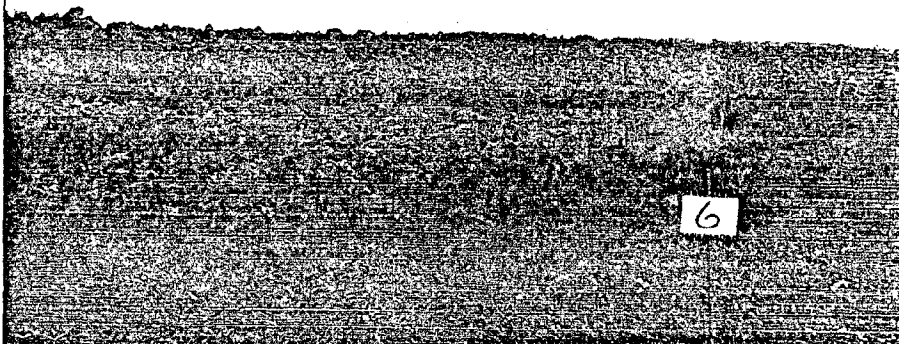
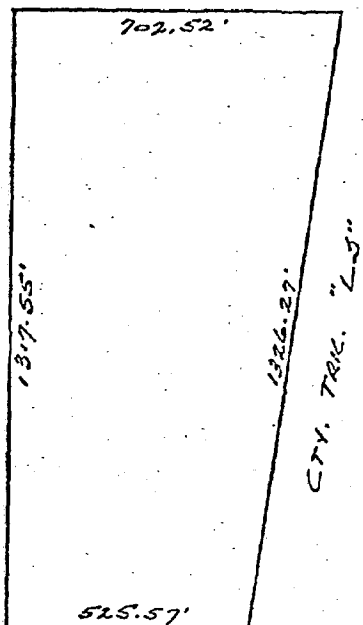
PRICE PER: ACRE 2102 SQ.FT. .048 F.F. 47.08 L.F. WATER FRONTAGE

COMMENTS: High land. Level in front and gently rolling at rear. Wooded on the North, West and South lines. Assumed to be buildable. Appears to have same soil as subject.

Had been bought for home site but was found to be unperkable and since traded off for another Home site.

SKETCH

PHOTO



LEGAL DESCRIPTION: Part Govt Lot 1 lying west  
of County Trunk "LS" in SE $\frac{1}{4}$  SE $\frac{1}{4}$   
Section 22 T.17 R.23

PHOTO DESCRIPTION: 8/29/81  
Looking Northwest from County Trunk "LS"

GRANTOR: Carlton Brehmer

GRANTEE: Brigitte H. Johnson

SALE DATE: 11/26/79 DOC. TYPE: W.D. VOL: 640 PAGE: 200

VERIFIED BY: Robert Brandel Mtwc Co. Register of Deeds

SALE PRICE: \$33,400

AREA: ACRES 18.53 SQ.FT. 807,167 F.F. 1,326 WATER FRONTAGE

ZONING: A-3 Agricultural

PRICE PER: ACRE 1802 SQ.FT. .041 F.F. 25.19 L.F. WATER FRONTAGE

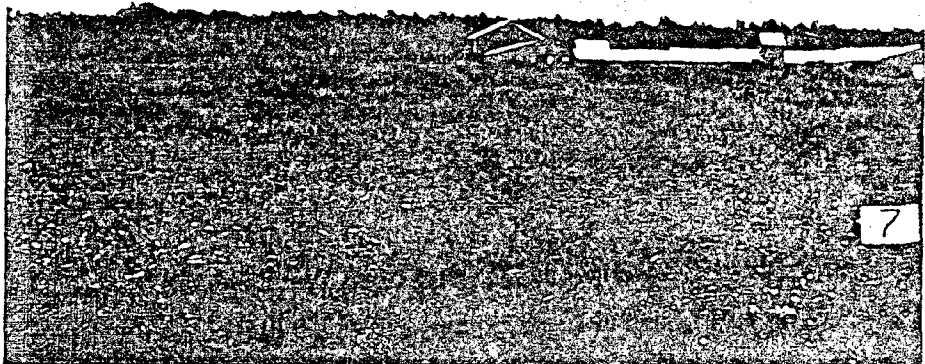
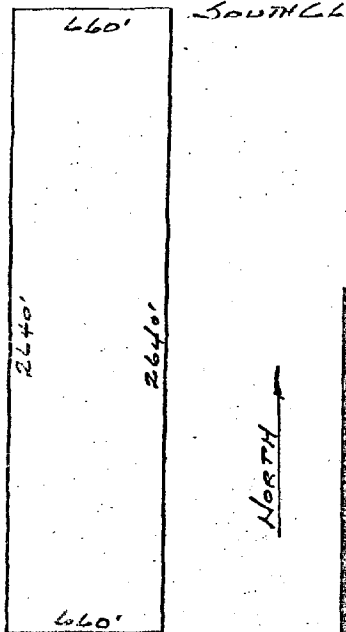
COMMENTS: Is level at road grade. Tillable and presently being cropped with corn and it  
appears to be a good crop. Purchased for additional to an existing operating farm.



SALES DATASALE NUMBER 7

SKETCH

PHOTO

LEGAL DESCRIPTION: The W<sub>2</sub> W<sub>2</sub> NW<sub>4</sub> of  
Section 34 T.17 R.23PHOTO DESCRIPTION: 8/29/81

Looking South from South Cleveland Road.

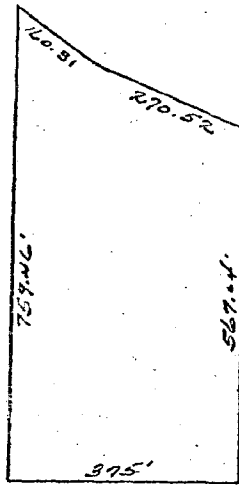
GRANTOR: Belitz Brothers Inc

GRANTEE: Lee L. Lindsey and Marion K.

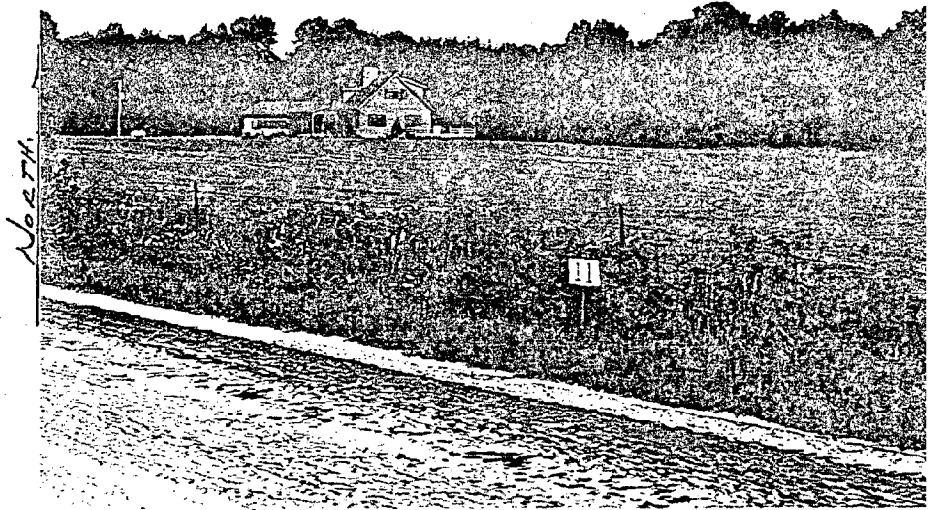
SALE DATE: 2/20/80 DOC. TYPE: L.C. VOL: 646 PAGE: 283VERIFIED BY: Robert Brandl Mtwc Co. Register of DeedsSALE PRICE: \$100,000 (Bldgs \$20,000) Land value \$80,000AREA: ACRES 40 SQ.FT. 1,742,300 F.F. 660 WATER FRONTAGEZONING: C-1 ConservancyPRICE PER: ACRE 2500 SQ.FT. .057 F.F. 151.52 L.F. WATER FRONTAGECOMMENTS: LC Terms Nothing down W/ annual payments of \$10,955 Incl. interest/ year at 9% to be  
paid in full 2/20/91.Property has Misc. metal buildings with est value of \$20,000, bal is to the land. Land is  
level and appears tillable. Has a small low spot in Northwest corner. Wooded on South end.

SKETCH

PHOTO



SILVER CREEK RD.

LEGAL DESCRIPTION: Part SE $\frac{1}{4}$  SW $\frac{1}{4}$  of

Section 1 T.18 R.23

PHOTO DESCRIPTION: 8/29/81

Looking Northwest from Silver Creek Road.

GRANTOR: Stephen C. Kochler and Kathryn

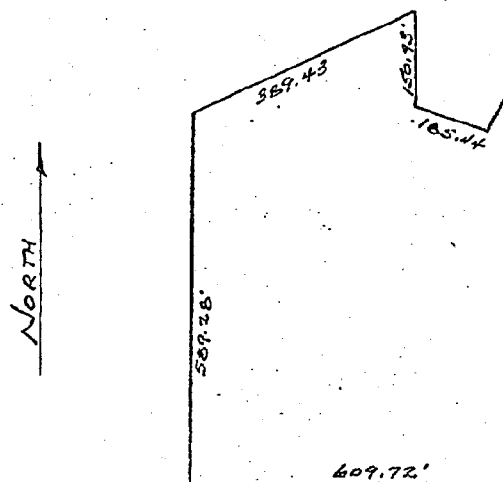
GRANTEE: David J. Mrotek and Barbara

SALE DATE: 4/14/81 DOC. TYPE: Q.C.D. VOL: 665 PAGE: 306VERIFIED BY: Robert Brandel Mtwc. Co. Register of DeedsSALE PRICE: \$23,000AREA: ACRES 5.57 SQ.FT. 242,629 F.F. 375 WATER FRONTAGEZONING: A-R Agricultural and ResidentialPRICE PER: ACRE 4129 SQ.FT. .095 F.F. 61.33 L.F. WATER FRONTAGE

COMMENTS: Gently rolling. Heavily wooded in rear  $\frac{1}{2}$ , balance is tillable. New home  
errected since purchase. Another building site could be established.

SKETCH

PHOTO



SILVER CREEK RD.



LEGAL DESCRIPTION: Tracts 4 & 5 in SE $\frac{1}{4}$  SW $\frac{1}{4}$  of  
Section 1 T.18 R.23

PHOTO DESCRIPTION: 8/29/81

Looking Northwest from Silver Creek Road

GRANTOR: Melvin Schnuelle and Inra

GRANTEE: Curtis Pozorski and Helen

SALE DATE: 11/21/80 DOC. TYPE: L.C. VOL: 657 PAGE: 682

VERIFIED BY: Robert Brandel Mtwc Co. Register of Deeds

SALE PRICE: \$14,500 \$2,000 down and \$12,500 in 7 years at 8 $\frac{1}{2}$  %.

AREA: ACRES 9.08 SQ.FT. 395,525 F.F. 609.52 WATER FRONTAGE

ZONING: A-R Agricultural and Residential

PRICE PER: ACRE 1597 SQ.FT. .037 F.F. 23.79 L.F. WATER FRONTAGE

COMMENTS: Southeasterly 2 acres open and assumed to be buildable. Rest is heavily wooded  
with varying topo. Best use appears to be residential for 1 building site.

SKETCH

PHOTO

CARSTENS LAKE RD

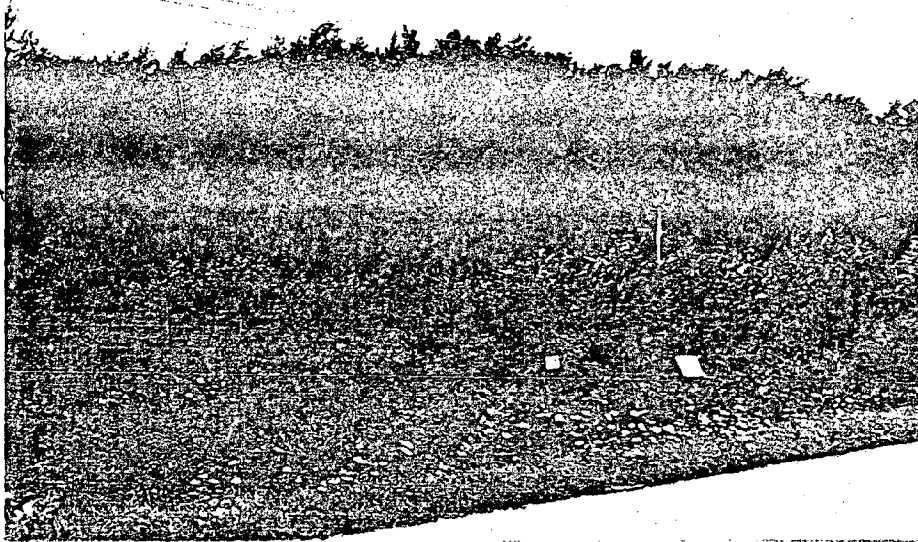
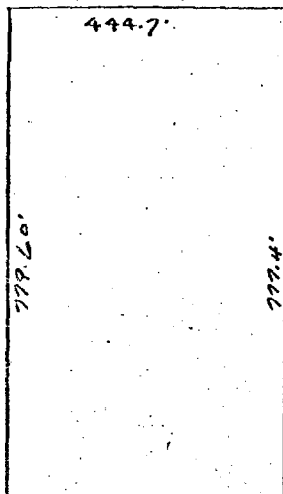
LEGAL DESCRIPTION: Part NE $\frac{1}{4}$  NE $\frac{1}{4}$  in

PHOTO DESCRIPTION: 8/29/81

Section 19 T.18 R.23

Looking Northwest from South Union Road

GRANTOR: Mathew Meyer

GRANTEE: James C. Krall and Ida

SALE DATE: 6/13/80 DOC. TYPE: W.D. VOL: 648 PAGE: 72

VERIFIED BY: Robert Brandel Mt&amp;C. Co. Register of Deeds

SALE PRICE: \$17,000

AREA: ACRES 7.95 SQ.FT. 346,199 F.F. 777.4 WATER FRONTAGE

ZONING: A-R Agricultural and Residential Is perkable

PRICE PER: ACRE 2138 SQ.FT. .049 F.F. 21.87 L.F. WATER FRONTAGE

COMMENTS: Approx. 2' below road grade. Rear 75% wooded with young Poplar Growth.

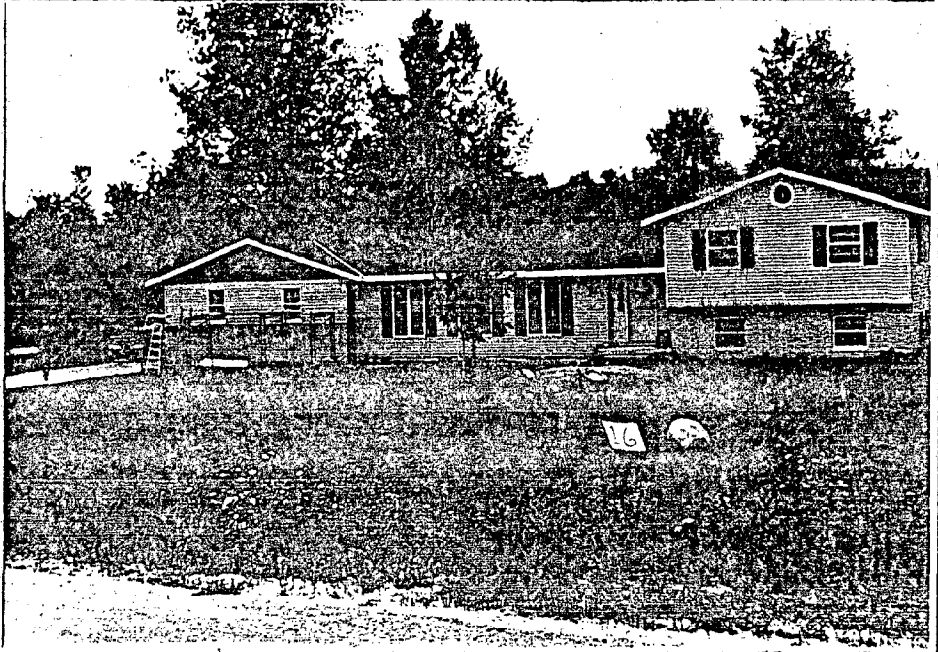
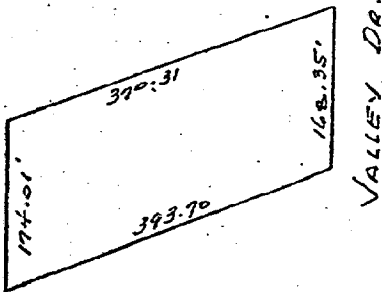
Assumed to be buildable on North end. New house has been built on the South End of the

property since purchase. Property might have been a tree farm at one time. Tavern located

immediately across the street to the North.

## SKETCH

## PHOTO



**LEGAL DESCRIPTION:** Part SW $\frac{1}{4}$  SE $\frac{1}{4}$  of  
 Section 34 T.19 R.23 Tract 27B of Cert. Surv.  
 8 Pg 527 being part of Silver Lake Estates.

**PHOTO DESCRIPTION:** 8/29/81

Looking West from Valley Drive.

**GRANTOR:** Patricia M. Schwark

**GRANTEE:** Wm. H. Vorrone and Barbara

**SALE DATE:** 9/5/80 **DOC. TYPE:** W.D. **VOL:** 652 **PAGE:** 630

**VERIFIED BY:** Wm. H. Vorrone

**SALE PRICE:** \$11,000

**AREA:** ACRES 1.50 **SQ.FT.** 65,391 **F.F.** 168.35 **WATER FRONTAGE**

**ZONING:** A-1 1 Family Residential

**PRICE PER:** ACRE 7333 **SQ.FT.** .168 **F.F.** 65.35 **L.F. WATER FRONTAGE**

**COMMENTS:** Is percable. Home built since purchase. Front 30% is level approx. 3' below  
 road grade. Rear raises approx 12' above road grade.



PARCEL A

View looking N.W.  
from CTH "LS" at  
34 acre parcel of  
land.

Photo taken 8-31-81



PARCEL A

View looking S.W.  
from CTH "LS" at  
north end of 34 acre  
parcel.

Photo taken 8-31-81



PARCEL B

View looking N.W.  
from CTH "LS" at  
wooded 5 acre parcel.

Photo taken 8-31-81



PARCEL C

View looking north  
along shore to  
Fischer Creek from  
top of bank at turn  
around on 2nd road  
from south.

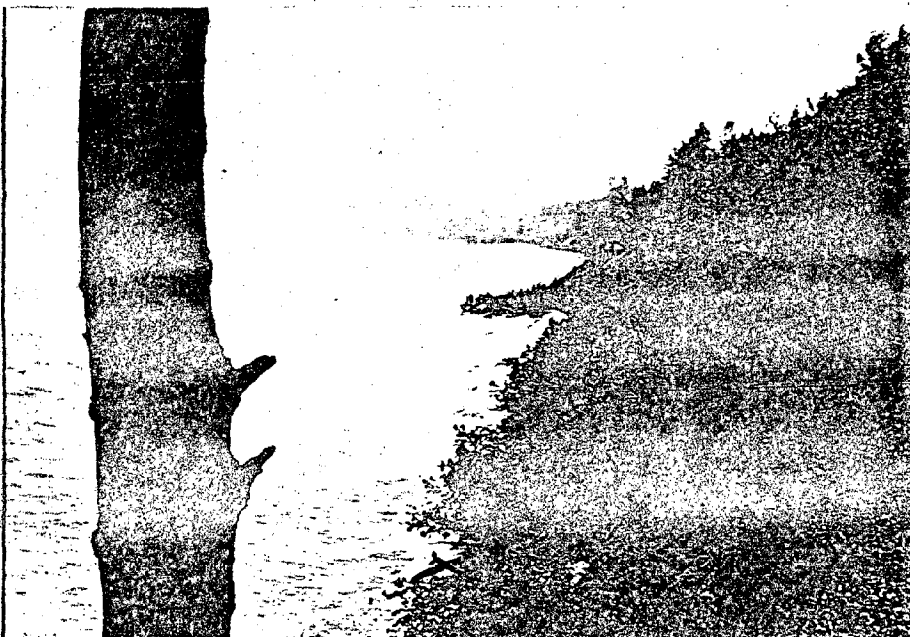
Photo taken 8-29-81



PARCEL C

View looking south  
from bridge on sub-  
ject showing rise  
in elevation of land.

Photo taken 8-31-81

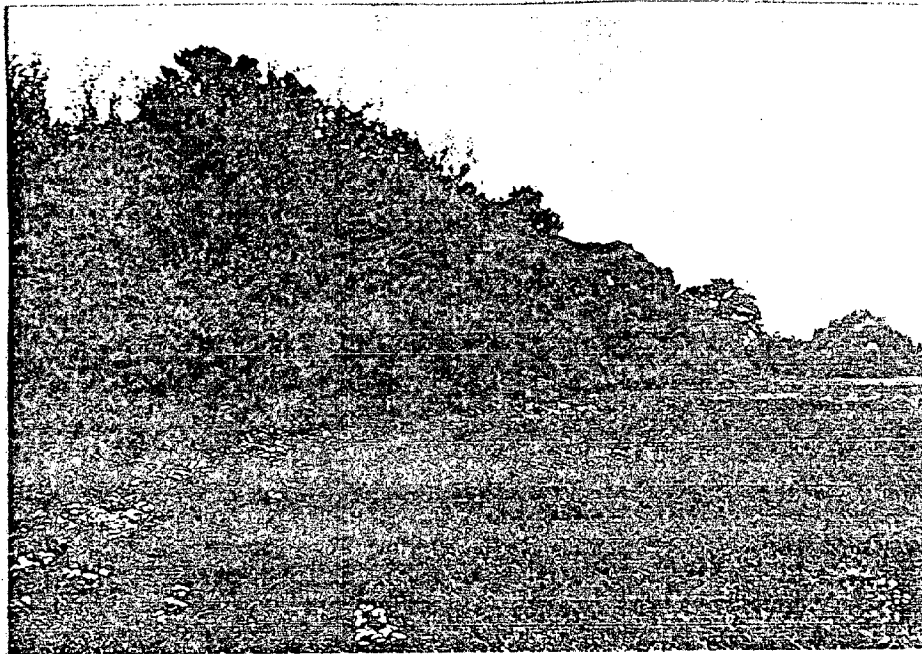


PARCEL C

View looking south  
along shoreline from  
north end point towards  
Fischer Creek.

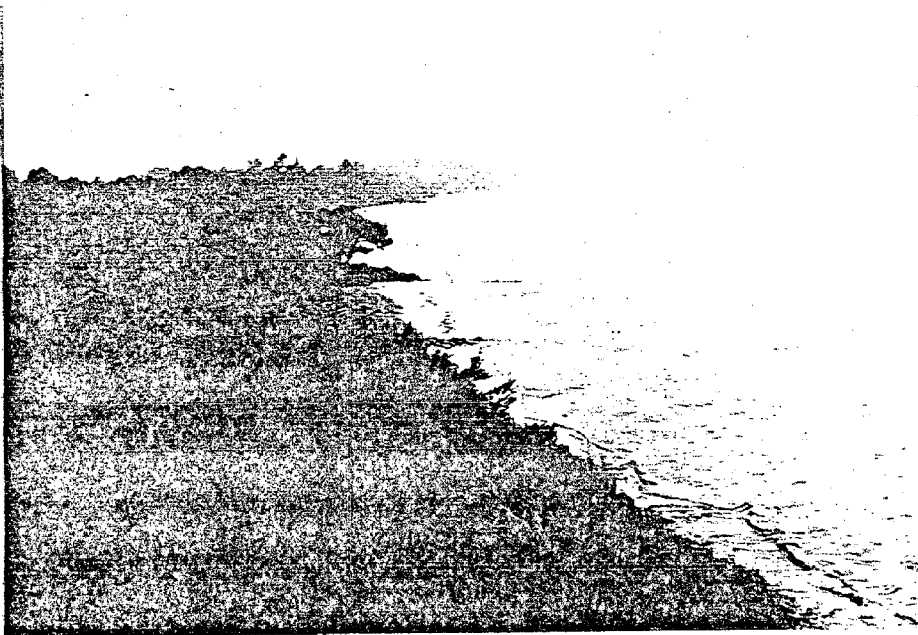
Photo taken 8-31-81





View looking south  
at portion of Par-  
cel "C" that is lo-  
cated in Village of  
Cleveland.

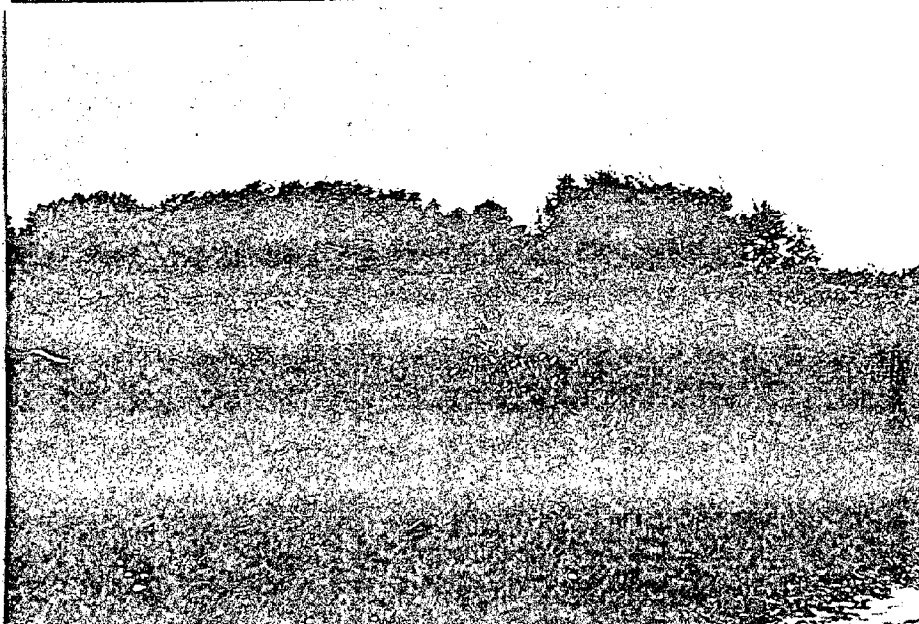
Photo taken 8-29-81



PARCEL C

View looking N.E.  
from southernmost  
existing road along  
shoreline from top  
of bank.

Photo taken 8-29-81



PARCEL C

View looking north  
from south road at  
level area between  
CTH. "LS" lakeshore  
bank.

Photo taken 8-29-81

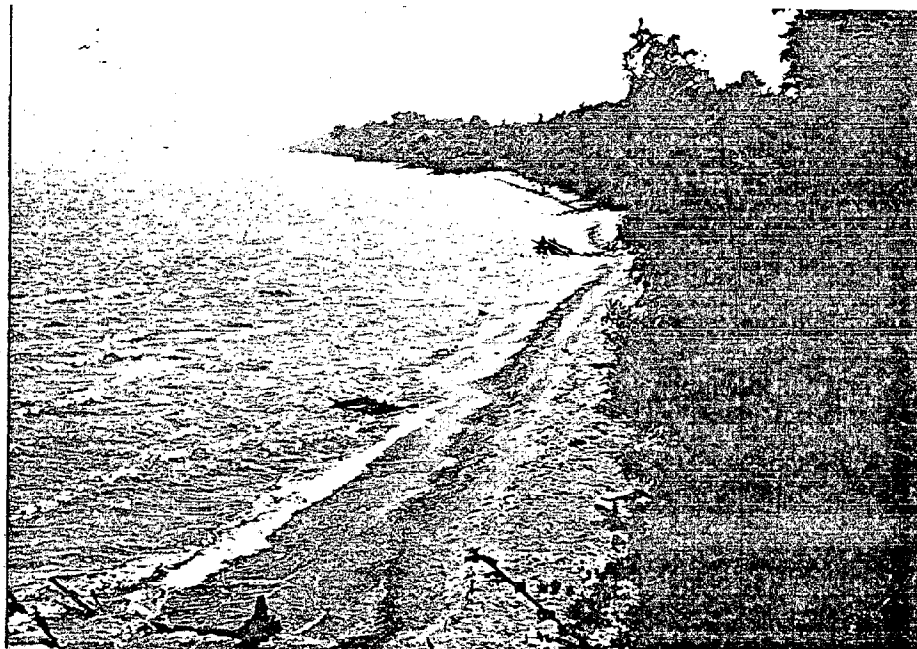




PARCEL C

View looking north  
from observation  
point along northerly  
shoreline of subject.

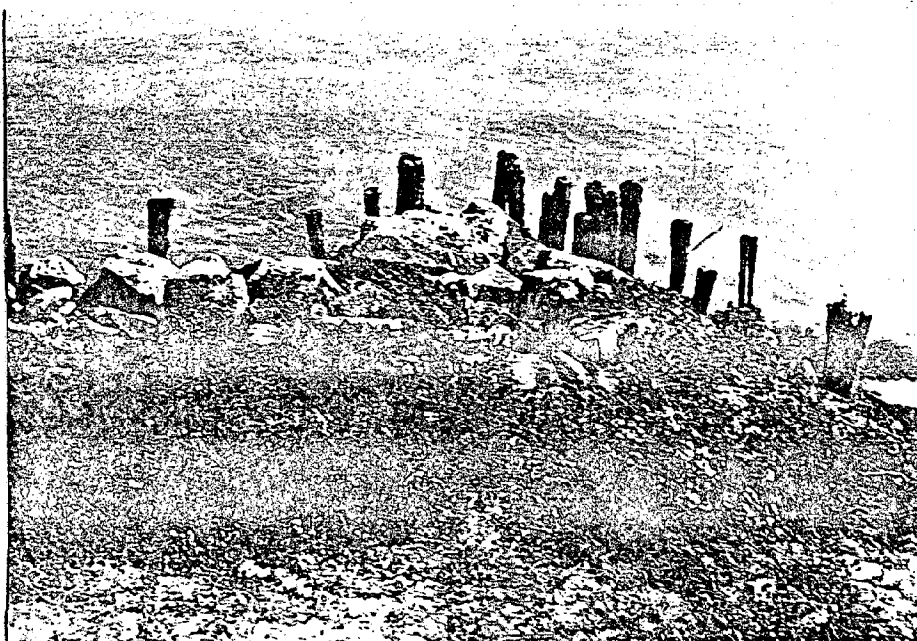
Photo taken 8-31-81



PARCEL C

View looking south  
from observation  
point towards Fischer  
Creek.

Photo taken 8-31-81



PARCEL C

View looking east at  
rip rap from obser-  
vation point.

Photo taken 8-31-81



PARCEL C

View looking east  
at Lake Michigan  
from bridge, also  
shows some rip rap.

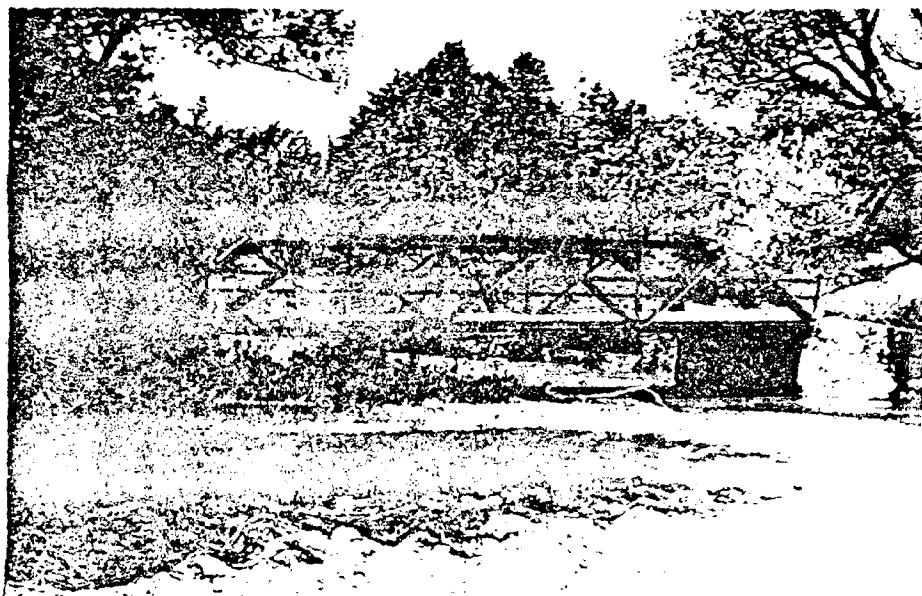
Photo taken 8-31-81



PARCEL C

View of Fischer  
Creek looking west  
from bridge.

Photo taken 8-31-81



PARCEL C

Looking northwest  
at bridge at Fischer  
Creek.

Photo taken 8-31-81



PARCEL C

View looking south  
along lakeshore from  
Fischer Creek.

Photo taken 8-31-81



PARCEL C

View looking north  
from Fischer Creek  
along shoreline of  
subject, also shows  
single family develop-  
ment in background.

Photo taken 8-31-81

PARCEL C

View looking north from  
Fischer Creek showing  
road and rise in ele-  
vation.

Photo taken 8-31-81



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